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**DECLARATION
OF
SUBMISSION OF PROPERTY TO
HORIZONTAL PROPERTY REGIME
PURSUANT TO CHAPTER 499B OF THE CODE OF IOWA**

NAME: 121 on Main Condominiums

DECLARANT: HPR Investments, LLC
206 E Main St.
Solon, IA 52333

DATE OF DECLARATION: December 28, 2017

LEGAL COUNSEL: James D. Houghton
Anderson & Houghton, L.L.P.
568 Highway 1 West
Iowa City, IA 52246

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

This Declaration of Submission of Property to the Horizontal Property Regime established by Chapter 499B, The Code of Iowa, is made and executed by HPR Investments, LLC, hereafter referred to as "Declarant."

WHEREAS, Declarant is the owner of certain real property located in Johnson County, Iowa, legally described as follows:

Auditor's Parcel 2017020, Solon, Johnson County, Iowa, in accordance with the plat thereof recorded in Plat Book 61, at Page 47, in the Records of the Johnson County Recorder's Office.

WHEREAS, Declarant is the owner of the above-described real estate and improvements built, or to be built upon the real property described above and it is the desire and the intention of the Declarant to divide the project into condominiums and to sell and convey the condominium units to various purchasers pursuant to the provisions of the Horizontal Property Act, and to impose upon said property mutually beneficial restrictions, covenants, and conditions;

WHEREAS, Declarant desires and intends to submit all of the above described property and buildings and improvements constructed thereon, together with all appurtenances, to the provisions of the Horizontal Property Act as a condominium project;

NOW, THEREFORE, Declarant hereby publishes and declares that all property described above is held and shall be held and conveyed subject to the following covenants, conditions, uses, limitations and obligations, all of which are declared and agreed to be in furtherance of a plan for the improvement of said property and the division thereof into condominiums and shall be deemed to run with the land and shall be a burden and a benefit to the Declarant, its successors and assigns and any person acquiring or owning an interest in the real property and improvements, its grantees, successors, heirs, executors, administrators, devisees and assigns.

**ARTICLE I
Definitions**

1. Association. The term "Association" means the same as the "Council of Co-Owners" as defined in Paragraph 6 hereof and refers to the 121 on Main Condominiums Owners Association and its successors.

2. **Building.** The term "Building" shall mean the structural improvements located on the land, forming part of the real estate and containing Units as more particularly described in Exhibit "A" and in Paragraph 2 of Article II of this Declaration.

3. **Code of Iowa.** The term "Code of Iowa" and references to Chapters or Sections thereof shall be the statutes in effect at the time of execution of this Declaration, as from time to time amended or renumbered.

4. **Condominium.** The term "Condominium" means the entire estate in the real property owned by an Owner, consisting of an undivided interest in the Common Elements and ownership of a separate interest in a Unit.

5. **Condominium Documents.** The term "Condominium Documents" means this Declaration and all exhibits attached hereto including the Bylaws of the Association.

6. **Council of Co-Owners.** The term "Council of Co-Owners" means all the co-owners of the Building and is otherwise known and synonymous with the term "association" and/or "owners association."

7. **Declarant.** The term "Declarant" shall mean HPR Investments, LLC, an Iowa Limited Liability Company, the maker of this Declaration.

8. **Declaration.** The term "Declaration" shall mean this instrument by which 121 on Main Condominiums is established as provided under the Horizontal Property Act.

9. **Garage.** The term "Garage" means a structure abutting a driveway, contiguous with or located beneath the Building and intended for, but not limited to the storage of an automobile.

10. **General Common Elements.** The term "General Common Elements" shall have the meaning as defined in Article IV of this Declaration.

11. **Incorporation.** Exhibits attached hereto and referred to herein are hereby made a part hereof with the same force and effect as other provisions of this document.

12. **Limited Common Elements.** The term "Limited Common Elements" shall have the meaning as defined in Article V of this Declaration.

13. **Owner.** The term "Owner" means any person with an ownership interest in a Unit in the Project.

14. **Plural and Gender.** Words and phrases herein shall be construed as in the singular or plural number, and as masculine, feminine, or neuter, according to the context.

15. **Project.** The term "Project" shall mean the entire parcel of real property referred to in this Declaration to be divided into Buildings, including all structures thereon.

16. Severability. The invalidity of any covenant, restriction, agreement, undertaking, or other provisions of any Condominium Document shall not affected the validity of the remaining portions thereof.

17. Unit. The term "Unit" shall mean one or more rooms occupying all or part of a floor or floors and not owned in common with other Owners in the regime. The boundary lines of each Unit are the interior surfaces of its perimeter walls, bearing walls, floors, ceilings, windows and window frames, doors and door frames, and trim, and includes the portions of the Building so described and the air space so encompassed. There are eight (8) residential Units within this project and six (6) commercial Units as shown upon the attached Exhibits.

ARTICLE II

Description of Land, Buildings and Units

1. **Description of Land.** The land submitted to this regime abuts Main Street in Solon, Iowa. The exact legal description is as follows:

Auditor's Parcel 2017020, Solon, Johnson County, Iowa, in accordance with the plat thereof recorded in Plat Book 61, at Page 47, in the Records of the Johnson County Recorder's Office.

2. **Description of Buildings.** The Condominium Regime consists or will consist of one building with commercial and residential units as set out in the attached Exhibits. More specifically, the building will contain eight (8) residential units and six (6) commercial units, as designated on the attached Exhibits. The address of the building is 121 Main Street, Solon, Iowa 52333. The buildings have been or will be constructed to the general specifications and building plans attached as Exhibit "C".

3. **Description of Units.** Annexed hereto and made a part hereof as Exhibit "A" is a list of all existing units, along with their unit designations; square footage of units, balconies, and garages; percentage of ownership in common elements and pro rata share of expense; and current percentage interest in each unit in their common elements, number of votes per unit in the Association, and pro rata share of common expenses. Annexed hereto and made a part hereof as Exhibit "B" is a site plan showing the location of the buildings and the units within each building, as well as the common elements to which each unit has immediate access. Annexed hereto and made a part hereof as Exhibit "C", is a copy of the building plans which include general specifications as well as the principal materials for Building, which together with the definition of the term "unit" in Article I show the dimensions and describe each unit. In the event an Owner of commercial units owns adjacent units, said Owner is not required to install the dividing wall between said adjacent units.

ARTICLE III Ownership Interests

1. Exclusive Ownership and Possession by Owner. Each Owner shall be entitled to exclusive ownership and possession of the Unit. Each Owner shall be entitled to an undivided interest in the Common Elements in the fractional interest expressed in Exhibit "A" of this Declaration. The fractional interest of each Owner in the Common Elements as expressed in Exhibit "A" shall have a permanent character and shall not be altered without the consent of all Owners expressed in an amended declaration duly recorded. The fractional interest in the Common Elements shall not be separated from the Unit to which it appertains and shall be deemed to be conveyed or encumbered or released from liens with the Unit even though such interest is not expressly mentioned or described in the conveyance or other instrument. Each Owner may use the Common Elements in accordance with the purpose for which it is intended, without hindering or encroaching upon the lawful rights of the other Owners.

An Owner shall not be deemed to own the undecorated and/or unfinished surfaces of the perimeter walls, ceiling, windows and doors bounding his/her Unit, nor shall the Owner be deemed to own the utilities running through the Unit which are utilized for, or serve more than one Unit, except as a fractional interest in the Common Elements. An Owner, however, shall have the exclusive right to paint, re-paint, tile, paper or otherwise refinish and decorate the interior surfaces of the walls, floors, ceilings, windows and doors bounding his/her Unit.

2. Appurtenances. There shall pass with the ownership of each Unit as a part thereof, whether or not separately described, all appurtenances to such Unit 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 disposition of such Unit itself or of all Units in the regime,

3. Undivided Fractional Interest. An undivided interest in the land and other Common Elements of the regime, regardless of whether such elements are General or Limited Common Elements, shall be appurtenant to each Unit. The amount of such undivided interest appurtenant to each Unit is that fraction as set forth in Exhibit "A."

4. General Common Elements. Appurtenant to each Unit shall be a right to use and enjoy the General Common Elements.

5. Limited Common Elements. The exclusive use by Owners of the Limited Common Elements shall be deemed an appurtenance of the Unit or Units for which said elements are reserved, provided, such use and enjoyment shall be limited to the uses permitted by this Declaration and other Condominium Documents.

6. Association Membership and Voting Rights. Appurtenant to each unit shall be membership in 121 on Main Condominium Owners Association and votes in the affairs of the Association and of the regime, provided, however, that the exercise of such voting and membership rights shall be subject to the applicable provisions of the Bylaws of the Association and of the other condominium documents. The number of votes appurtenant to each unit is set forth on Exhibit "A". The action of such Association

shall be deemed the action of the Owners; and such action, when taken in accordance with the Bylaws of the Association and this Declaration, shall be final and conclusive upon all unit Owners.

7. Cross Easements. Appurtenant to each Unit shall be easements from each Unit Owner to each other Unit Owner and to the Association and from the Association to the respective Unit Owners as follows:

(a) For ingress and egress through the common areas and for maintenance, repair, and replacement as authorized;

(b) Through the Units and common facilities for maintenance, repair and replacement or reconstruction of Common Elements, but access to Units shall be only during reasonable hours, except in ease of emergency;

(c) Every portion of a Unit contributing to the support of a Building is burdened with an easement of such support for the benefit of all such other Units;

(d) Through the Units and common areas for conduits, ducts, plumbing, wiring and other facilities for the furnishing of utility or other services to the other Units in the common areas.

ARTICLE IV General Common Elements

1. Definitions. General Common Elements shall include all portions of the project (land and improvements thereon) not included within any Unit except such portions of the project which are defined as Limited Common Elements in the following Article. The General Common Elements also include, but are not limited to, the following:

(a) The land on which the Building is erected.

(b) The foundations, basements, floors, exterior walls of each Unit and of the buildings, ceilings, and roofs, communication ways, and in general all devices or installations existing for common use, except as limited in the next Article.

(c) Installations for public utilities, including electric, gas, telephone, communication cable, and cold water for common use.

(d) Recreational greens, plantings, and walks.

ARTICLE V Limited Common Elements

1. Definition. The term "Limited Common Elements" shall mean and such elements shall consist of those Common Elements which are reserved for the use of one or more Units by this Article and amendments hereto and such reservations shall be to the exclusion of all other Units.

2. Reservation. The following Common Elements are reserved and shall constitute the Limited Common Elements:

(a) All exterior walls of a building, all walls and partitions segregating Units from other Units, interior load-bearing walls and all other elements which are structural to a Unit are reserved for that Unit (or Units where partitions separate two Units contained in a building).

(b) Any patio or balcony (sometimes referred to as a deck herein or in the Exhibits), if any, adjoining a Unit.

(c) Mailboxes and storage area, if any, designated to a particular Unit,

(d) That part of all sewer, water, electrical, gas, telephone, communication cable, and other utility or service lines, wiring, ducts, conduits, piping, facilities, systems, fixtures and attachments serving just one Unit and located entirely within the Unit.

(e) The air conditioner pads, compressors and equipment appurtenant to each Unit.

(f) Any garage stall assigned to individual unit owners by the Declarant. Said assignment shall be specified in the instrument of conveyance conveying the apartment to its initial Owner. Garage Units that have the same number as a particular unit are not necessarily appurtenant to that unit. Thereafter, such garage stall shall be deemed appurtenant to such units and shall be deemed to be transferred with any conveyance of such unit. Notwithstanding the right of exclusive use granted to any garage stall in connection with the conveyance of a unit, such areas shall remain limited common elements and shall be subject to the control of the Association. An Owner has the right to convey a garage stall/stalls separate or apart from his unit to another unit Owner provided such transfer is by instrument supplied by the Association. Said transfer shall not be effective until said instrument is recorded and a recorded copy delivered to the Secretary of the Association. The Association shall be paid a reasonable fee in connection with said transfer. Any attempt to transfer a garage stall other than as outlined above shall be null and void. Owners may lease their garage stalls annually to other Owners for a period not in excess of one year.

3. Exception. Notwithstanding the reservations made by this Article, the design of the buildings, grounds to be submitted, and the integrity and appearance of the regime as a whole are the common interests of all Owners and, as such, shall remain a part of the General Common Elements.

4. Rights of Association. The reservation of the Limited Common Elements herein shall not limit any right the Association and its agents may otherwise have to alter such Limited Common Elements or enter upon such Limited Common Elements.

ARTICLE VI

Declarant's Reserved Rights and Powers

1. Declarant's Activities. Declarant is irrevocably and perpetually empowered, notwithstanding any use, restriction or other provision hereof to the contrary, to sell, lease or rent Units to any person and shall have the right to transact on the Building property any business relating to construction, repair, remodeling, sale, lease or rental of Units, including but not limited to, the right to maintain signs, employees, independent contractors and equipment and materials on the premises, to use Common Elements (general and limited), and to show Units. All signs and all items and equipment pertaining to sales or rentals or construction in any Unit furnished by the Declarant for sales purposes shall not be considered Common Elements and shall remain Declarant's separate property. Declarant retains the right to be and remain the Owner of completed but unsold Units under the same terms and conditions as other Owners including membership in the Association save for its right to sell, rent or lease.

2. Easements. Declarant expressly reserves perpetual easements for ingress, egress and utility purposes as may be required across and under the land submitted hereby.

3. Designation of Association Directors. Declarant shall have the right to name all members of the Board of Directors of the Association until the first annual members' meeting of said Association which shall be held as provided for in the Bylaws. Thereafter, the Board of Directors shall be selected in the manner specified in the Bylaws of the Association.

4. Garage Spaces. Any garage spaces not assigned to individual unit owners shall be deemed owned by the Declarant. The Declarant shall have the right to assign, sell, or lease said garage spaces to unit owners.

ARTICLE VII

Management of The Regime

1. Association; Council of Co-Owners. The operation of the Condominium shall be by a non-profit membership corporation organized and existing under Chapter 504, Code of Iowa. The name of the Association shall be the 121 on Main Condominiums Owners Association. Copies of its Articles of Incorporation and Bylaws are attached hereto as Exhibits "D" and "E", respectively. Whenever a vote or other action of Unit 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, the action of the Association shall constitute the action of the Owners or the Council of Co-Owners whenever such action is permitted or required herein or by Chapter 499B of the Code of Iowa.

2. Compliance. All Owners, tenants, families, guests and other persons using or occupying the regime shall be bound by and strictly comply with the provisions of the Bylaws of the Association and applicable provisions of other Condominium Documents, and all agreements, regulations 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 agreement 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 any mandatory or other injunctive relief without waiving either remedy.

3. Power of Association. Each Owner agrees that the Association has and shall exercise all powers, rights and authority granted unto it, the Council of Co-Owners and the Owners as a group by Chapters 499B and 504 of the Code of Iowa, and such as are more particularly set forth in the Condominium Documents, including but not limited to the making of assessments chargeable to Owners and the creation of a lien on Units thereof, and acquiring a Unit at foreclosure sale and holding, leasing, mortgaging or conveying the same. Each Owner hereby waives any rights to delay or prevent such foreclosure by the Association which he/she may have by reason of a homestead exemption.

4. Partition. All Unit Owners shall be deemed to have waived all rights of partition, if any, in connection with such acquisition.

5. Membership, Voting Rights. The members of the Association shall consist of all of the record Owners of Units. Change of membership in the Association shall be established by recording in the public records of Johnson County Iowa a deed or other instrument establishing record title to a Unit in the Building. The membership of the prior Owner shall be thereby terminated. The members of the Association shall be entitled to cast one vote for each Unit owned by such member.

6. Restraint upon Assignment. The share of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to the Unit.

7. Board of Directors. The affairs of the Association shall be conducted by a Board of Directors who shall be designated in the manner provided in the Bylaws. The Board may employ a manager of managerial service company and delegate various responsibilities to such person as more particularly described in the Bylaws. The management fee shall be a common expense.

8. Discharge of Liability. All Owners shall promptly discharge any lien which may hereafter be filed against their Building Unit.

9. Limitation of Association's Liability. The Association shall not be liable for any injury or damage to property whatsoever unless caused by the gross negligence of the Association. No diminution or abatement of common expense assessments shall be claimed or allowed for inconvenience or discomfort arising from the making of repairs or improvements of the Common Elements or from any action taken to comply with any law, ordinance or orders of a government authority.

10. Indemnification of Directors and Officers. Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including legal fees, reasonably incurred by or imposed upon him/her in connection with any proceeding to which he/she may be a party, or in which he/she may become involved, by reason of his/her being or having been a director or officer of the Association, or any settlement thereof, whether or not he/she is a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his/her duties; provided that in the event of a settlement the indemnification herein shall apply only when the Board of Directors

approves such settlement and reimbursement as being for the best interests of the Association, The foregoing rights of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

11. Agent to Receive Service of Process. The following person, who is a resident of the State of Iowa, is designated as the initial agent to receive service of process upon the Association:

Name

Address

James D. Houghton

568 Highway 1 West
Iowa City, IA 52246

ARTICLE VIII
Maintenance, Alteration and Improvement

1. Definitions. Certain terms used in this Article shall have a meaning as follows, provided any dispute over the characterization of work within one of the following meanings shall be conclusively decided by the Board of Directors of the Association.

(a) "Maintenance" or "repair" shall mean the act of maintaining, restoration, renovation, reconstruction, replacement, rebuilding and similar work necessary to preserve a Unit or the property in its original condition as completed.

(b) "Improvement shall mean the addition of a new structure, element or facility, other than a structure, element or facility otherwise provided for by this Declaration or any Supplementary Declaration.

2. Maintenance by Association.

(a) The Association shall maintain all Common Elements, whether limited or general, and shall make assessments therefor as a common expense except where maintenance has been specifically made the responsibility of each Unit.

(b) The Association shall repair incidental damage caused to a Unit through maintenance by the Association and shall assess the cost thereof as a common expense.

(c) If a Unit Owner defaults on his/her responsibilities of maintenance, the Association shall assume such responsibilities and shall assess the costs thereof against the Unit of such Owner and such assessment shall be collectible as if it were an assessment for common expenses.

(d) The Association may, in its discretion, assume responsibility for any maintenance project which requires reconstruction, repair, rebuilding, conservation, restoration or similar work to more than one Unit and the costs thereof may be, in the discretion of the Association, either assessed against each

Unit on which such costs were incurred or assessed against all Units as a common expense according to the circumstances.

3. Maintenance by Owner.

(a) Each Unit Owner at his/her own expense shall maintain the interior, including the boundary surfaces, of such Unit (including any appurtenant garage) and its equipment; shall keep the interior in a clean and sanitary condition; shall do all redecorating, painting and other finishing which may at any time be necessary to maintain his/her Unit; and shall be responsible for the maintenance and replacement of all personal property including carpets, other floor coverings, furnishings, and appliances within such Unit.

(b) The Owner of each Unit shall be responsible for maintaining and replacing the plumbing fixtures within the Unit and the furnace and air conditioning Unit serving such Unit together with heating ducts and all other utilities including electrical and electrical fixtures or portions thereof located within the boundaries of the Unit. The Owner shall also, at his/her own expense, keep in a clean and sanitary condition the Unit and any patio or storage place which is for the exclusive use of the Unit. Neither the Association nor the regime shall be liable or responsible for any loss or damage caused by theft or otherwise of articles which may be stored by the Owner in such storage places.

(c) The Unit Owner shall maintain, at his/her expense, any improvement or alteration made by him/her.

(d) The Owner of each Unit shall promptly report to the Association any defects Or other maintenance needs which are the responsibility of the Association,

4. Alterations or Improvements by Owner. No Unit Owner shall make or permit to be made any structural alteration to the Building without first obtaining written consent of the Board of Directors of the Association (which consent maybe given by general rule or regulation) which shall determine the proper insurance of such improvement or other alteration, and the effect of such improvement or alteration, on insurance of other property of the regime, and which shall arrange with such Unit Owner for the payment of the cost of any additional insurance thereby required. Alterations to the exterior of any building or common element shall not be made if, in the opinion of the Board of Directors of the Association, such alteration would be detrimental to the integrity or appearance of the regime as a whole. Unit Owners shall do no act or work which will impair the structural soundness or integrity of the Building or safety of the property or impair any easement. The improvement or alteration of a Unit shall cause no increase or decrease in the number of ownership interests appurtenant to such Unit.

5. Alterations or Improvements by the Association. Whenever in the judgment of the Board of Directors of the Association, the Common Elements shall require additions, alterations, or improvements costing in excess of One Thousand Dollars (\$1,000.00) and the making of such additions, alterations or improvements shall have been approved by a majority of the Unit Owners, the Board of Directors shall proceed with such additions, alterations or improvements and shall assess all Unit Owners for the costs thereof as a common charge. Any additions, alterations or improvements costing One

Thousand Dollars (\$1,000.00) or less may be made by the Board of Directors without approval of Unit Owners, and the costs thereof shall constitute part of the common expenses.

ARTICLE IX

Conditions of and Restrictions on Ownership, Use and Enjoyment

1. Property Subject to Certain Provisions. The ownership, use, occupation, and enjoyment of each Unit and of the Common Elements of the regime shall be subject to the provisions of the Bylaws of the Association, and this Declaration, all of which provisions irrespective of where set forth or classified shall have equal status and shall be enforceable and binding as a covenant, condition, restriction, or requirement running with the land and shall be binding on and enforceable against each and all lessees, tenants, occupants and successors in interest.

2. Use of Property. The use of the property shall be in accordance with and subject to the following provisions:

(a) A Unit shall be used or occupied for dwelling purposes only, except for the commercial Units, which may be used for any purpose allowed by applicable zoning regulations.

(b) A Unit may be rented or leased by the Owner or his/her lessee provided the entire Unit is rented and the period of rental is at least one month unless some other period is established in the regulations or Bylaws of the Association. No lease shall relieve the Owner as against the Association and other Owners from any responsibility or liability imposed by the Condominium Documents.

(c) No activity shall be allowed which unduly interferes with the peaceful possession and use of the property by the Unit Owners nor shall any fire hazard or unsightly accumulation of refuse be allowed.

(d) Nothing shall be done or kept in any Unit or in the common area which will increase the rate of insurance on the common area, without the prior written consent of the Association. No Owner shall permit anything to be done or kept in his/her Unit or in the common area which will result in the cancellation of insurance on any Unit or any part of the common area, or which would be in violation of any law.

(e) No Unit Owner shall be permitted to erect a radio or TV Antenna or any other fixture, item, wiring or appurtenance to the exterior or roof of any building. A Unit Owner may attach a TV satellite dish no larger than 18" in diameter to the Unit but the location on the Unit where the dish is to be attached must be approved in writing by the Board of Directors of the Association prior to installation.

(f) The use of gas or electric grills on the balconies or patios are subject to rules and regulations of the Association and the City of Solon. However, charcoal grills are not permitted on any balconies or patios.

(g) There shall be no storage in the furnace and/or water heater rooms.

(h) No hot tubs, Jacuzzis, spas, or similar type tubs shall be allowed in any unit or an any balcony or patio.

(i) All trash and garbage shall be immediately disposed of by an owner in the dumpster area and trash and/or garbage shall not be stored on any balcony, patio, or limited common area.

(j) Parking of vehicles shall be allowed only in designated parking areas.

(k) Agents of or contractors hired by the Association may enter any Unit when necessary in connection with any maintenance, landscaping, or construction for which the Association is responsible, providing such entry shall be made with as little inconvenience to the Owners as practicable.

(l) A Unit Owner shall give notice to the Association of every lien against his/her Unit other than permitted mortgages, taxes and association assessments, and of any suit or other proceeding which may affect the title to his/her Unit within ten (10) days after the lien attaches or the Owner receives notice of such suit.

(m) A Unit Owner shall be liable to the Association for the expense of any maintenance, repair or replacement rendered necessary by his/her act, neglect, or carelessness, or by that of his/her family, guests, employees, agents or lessees which liability shall include any increase in insurance rates resulting therefrom.

(n) Dogs weighing more than twenty-five (25) pounds shall not be allowed or kept within any Unit or on any of the general or Limited Common Elements of the project. No Unit shall house more than one (1) dog and two (2) cats. Any person within the project keeping a pet shall immediately clean and remove any messes created or caused by said pet. Further, no unleashed pets whatsoever shall be allowed upon the limited or General Common Elements. Any dog which barks excessively or at times or in a manner to disturb the quiet enjoyment of Units and common areas is a nuisance and shall not be allowed on the premises. Any such dog or cat which becomes a nuisance shall be removed from the premises by its Owner, or by the Association if necessary. No Unit Owner shall be permitted to erect a clothesline or unenclosed line type dog run upon the Limited or General Common Elements.

The Declarant or the Association shall have the power and authority to vary, from time to time the number and weight limitation on dogs in a Unit, taking into consideration the breed, size, and age of the dogs, as well as the likelihood that the dogs might become a nuisance to other Owners or occupants.

In the event that a variance is granted such variance shall be documented in writing and recorded in the records of the Association. The variance shall personal to the Owner or occupant in whose favor the variance was granted and shall terminate when that Owner or occupant no longer occupies the Unit, If a dog allowed in a Unit by a variance dies, the variance shall expire as to that dog and it shall not be replaced without a new variance.

(o) All commercial signage must be approved by the Board of Directors.

(p) No smoking is allowed within the units or on the grounds of 121 on Main Condominiums.

(q) No air drying of clothes, bird feeders, bird houses, bird baths, flags, or banners, except for United States or State of Iowa flags, are allowed on balconies or decks.

(r) In addition to the foregoing provisions, the Association shall have the authority to adopt supplementary rules and regulations governing the use of the property. Such rules shall be observed and obeyed by the Owners, their guests, tenants, and licensees.

3. 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 Bylaws of the Association, or the rules and regulations adopted pursuant thereto, shall not constitute a waiver of the right to enforce the same thereafter.

ARTICLE X

Insurance and Casualty

1. General Liability and Property Damage. Comprehensive general liability and property damage insurance shall be purchased by the Board as promptly as possible following its election, and shall be maintained in force at all times, the premiums thereon to be paid by assessments of monthly Building association fees. Prior to the organizational meeting, such insurance shall be procured by Declarant. The insurance shall be carried with reputable companies authorized to do business in the State in such amounts as the Board may determine. The policy or policies shall name as insured the Owners and the Association, Declarant shall be named as an additional insured on such policy or policies until such time as Declarant shall have conveyed all of the condominiums in the Project. The policy or policies shall insure against loss arising from perils in both the common areas and the Units and shall include contractual liability coverage to protect against such liabilities as may arise under the contractual exposures of the Association and/or the Board.

2. Fire and Casualty. Fire and other hazard insurance shall be purchased by the Board as promptly as possible following its election and shall thereafter be maintained in force at all times, the premiums thereon to be paid out of the monthly Building Association fees. Policies shall provide for the issuance of certificates or such endorsement evidencing the insurance as it may be required by the respective mortgagees. The policy, and certificates so issued, will bear a mortgage clause naming the mortgagees interested in said property, The policy or policies shall insure against loss from perils therein covered to all of the improvements in the Project, except as may be separately insured. Such policy or policies shall contain extended coverage, vandalism, and malicious mischief endorsements. The improvements to be insured under this clause shall be continually insured to value, and the policy or policies shall contain replacement cost insurance, If reasonably available, the policy or policies shall contain a stipulated amount clause, or determinable cash adjustment clause, or similar clause to permit a cash settlement covering specified value in the event of destruction and a decision not to rebuild, The policy or policies shall be name as insured all of the Owners, the Association and Declarant, so long as Declarant is the Owner of any of the Units in the Project. The Declarant shall notify the insurance carrier of any change in ownership of a Unit until such time as the Declarant shall no longer own ten percent

(10%) or more of the Units at which time it shall be the responsibility of the Association to notify the insurance carrier of a change in the ownership of any Unit. The policy or policies shall also cover personal property owned in common, and shall further contain waiver of subrogation rights by the carrier as to negligent Owners.

3. Fire and Casualty on Individual Units. Except as expressly provided in this paragraph and in paragraph 4, no Owner shall separately insure his Building or any part hereof against loss by fire or other casualty covered by the insurance carrier under paragraph 2, Should any Owner violate this provision, any diminution in insurance proceeds resulting from the existence of such other insurance, and or failure to have the proceeds of such other insurance payable pursuant to the provisions of paragraph 2, shall be chargeable to the Owner who acquired such other insurance, who shall be liable to the Association to the extent of any such diminution and/or loss of proceeds.

4. Personal Property on Individual Units. An Owner may carry such personal liability insurance, in addition to that herein required, as he/she may desire, In addition, all real property interests of the Owner in the Unit including, but not limited to, fixtures and mechanical equipment located within a Unit such as plumbing fixtures, electrical lighting fixtures, kitchen and bathroom cabinets and counter tops, furnace, air conditioning and water heater, together with additions thereto and replacements thereof, as well as the personal property of the Unit Owner, shall be separately insured by such Owner, such insurance to be limited to the type and nature of coverage often referred to as 'Condominium Unit Owners Insurance.' All such insurance separately carried shall contain waiver of subrogation rights by the carrier as to negligent Owners.

5. Additional Coverage. The Board may purchase and maintain in force at the expense of the common maintenance fund, debris removal insurance, fidelity bonds, and other insurance and/or bonds that it deems necessary. The Board shall purchase and maintain workers' compensation insurance to the extent that the same shall be required by law respecting employees of the Association. The Board shall also maintain "all risk" insurance coverage on the Project to insure against water damage and like kind of casualties, if such insurance would be reasonably available.

6. Loss Adjustment. The Board is hereby appointed the attorney-in-fact for all Owners to negotiate loss adjustments on the policy or policies carried by the Association.

7. Association as Trustee for Proceeds. In the event of damage or destruction by fire or other casualty affecting a Unit or Units, and/or if any portion of the common area is damaged or destroyed by fire or other casualty, all insurance proceeds paid in satisfaction of claims for said loss or losses shall be segregated according to losses suffered by each Unit or Units and/or the common area, and shall be paid to the Association as trustee for the Owner or Owners and for the encumbrancer of encumbrancers, as their respective interest may appear. Said insurance proceeds, and the proceeds of any special assessment as hereinafter provided, whether or not subject to liens of mortgages or deeds of trust, shall be collected and disbursed by said trustee through a separate trust account on the following terms and conditions:

(a) Partial Destruction of Common Elements. If the damaged improvement is a common element, the Board of Directors of the Association may, without further authorization, contract to repair

or re-build the damaged portion of the Common Elements substantially in accordance with the original plans and specifications thereof.

(b) Partial Destruction of Units and Common Elements. In the event of damage to, or destruction of, any Unit or Units with accompanying damage to the Common Elements but the total destruction or damage does not represent sixty percent (60%) or more of the Buildings in the regime and the costs of repairing or rebuilding said damaged area does not exceed the amount of available insurance proceeds for said loss by more than \$20,000.00, the Board of Directors of the Association shall immediately contract to repair or re-build the damaged portion of the Unit or Units and the Common Elements substantially in accordance with the original plans and specifications. If the cost to repair or rebuild exceeds available insurance by \$20,000.00, then Owners of the individual Units, by vote of not less than a majority of those present and entitled to vote, in person or by proxy, at a duly constituted Owners' meeting held within thirty (30) days from the date of such damage or destruction, shall determine whether the Board of Directors shall be authorized to proceed with repair or reconstruction.

(c) Total Destruction. In the event of sixty percent (60%) or more damage to, or destruction of, the buildings in the regime by fire or other casualty, the Owners of the individual Units, by vote of not less than a majority of those present and entitled to vote, in person or by proxy, at a duly constituted Owners' meeting held within thirty (30) days from the date of such damage or destruction, shall determine whether the Board of Directors shall be authorized to proceed with repair or reconstruction; or whether said Project shall be sold; provided, however, that such determination shall be subject to the express written approval of all record Owners of mortgages upon any part of the regime. In the event of a determination to re-build or repair, the Board shall have prepared the necessary plans, specifications and maps and shall execute the necessary documents to effect such reconstruction or repair as promptly as practicable and in a lawful and workmanlike manner.

In the event of a determination not to re-build, the Board shall offer the Project for sale forthwith, at the highest and best price obtainable, either in its damaged condition, or after damaged structures have been razed. The net proceeds of such sale, and the proceeds, if any, of insurance carried by the Association, and/or by the Owners as a whole on the Project, including coverage on the Units in the common area, except for Unit coverages under paragraph 4 of this Article X, shall be distributed proportionately to the Unit Owners in the same proportion that the Unit in which they have an interest shares in the Common Elements, except that where there is a mortgage of record or other valid encumbrance on any one Unit then, and in that event, with respect to said Unit, the Association will distribute said proceeds as follows: First to the record holder of the mortgages upon Units and Common Elements in the regime in satisfaction of the balance currently due on said encumbrances and then the remaining proceeds, if any, to the Unit Owner of record.

(d) In the event that the common area is repaired or reconstructed pursuant to the provisions of subparagraphs (a), (b) or (c) of this paragraph and there is any deficiency between the insurance proceeds paid for the damage to the common area and the contract price for repairing or re-building the common area, the Board shall levy a special assessment against each Owner in proportion to his/her fractional interest of ownership in the common area to make up such deficiency. If any Owner shall fail to pay said special assessment or assessments within thirty (30) days after the levy thereof, the Board shall make up the deficiency by payment from the maintenance fund, and the remaining Owners shall be entitled to the

same remedies as those provided in Article VII of this Declaration, covering a default of any Owner in the payment of maintenance charges.

(e) In the event of a dispute among the Owners and/or mortgagees respecting the provisions of this clause, any such party may cause the same to be referred to arbitration in accordance with Chapter 679A of the Code of Iowa.

In the event of arbitration, the party requesting the arbitration will give immediate notice thereof to the Board, which shall notify all other Owners and mortgagees as promptly as possible after the reference to arbitration is made, giving all such parties an opportunity to appear at such arbitration proceedings. The decision of the arbitrator in this matter shall be final and conclusive upon all of the parties. The arbitrator may include in his/her determination an award for costs and/or attorney fees against any one or more parties to the arbitration.

8. Abatement of Common Expenses. The Board is authorized to provide coverage for payment of maintenance charges which are abated hereunder in behalf of an Owner whose Unit is rendered uninhabitable for a peril insured against.

9. Review of Insurance Needs. Insurance coverages will be analyzed by the Board, or its representative, at least every year from the date hereof and the insurance program revised accordingly.

ARTICLE XI Termination

1. Procedure. The Building may be terminated in the following manner in addition to the manner provided by the Horizontal Property Act:

(a) **Destruction.** In the event it is determined in the manner elsewhere provided that the Building(s) shall not be reconstructed because of major damage, the Building plan of ownership will be thereby terminated in compliance to the provisions of Chapter 499B of the Code of Iowa.

(b) **Agreement.** The Building may be terminated at any time by the approval in writing of all of the Owners of the Building and by holders of all liens affecting any of the Units by filing an instrument to that effect, duly recorded, as provided in Chapter 499B of the Code of Iowa. It shall be the duty of every Unit Owner and his/her respective lien holder to execute and deliver such instrument and to perform all acts as in manner and form may be necessary to effect the sale of the Project when at a meeting duly convened of the Association, the Owners of 100% of the voting power, and all record Owners of mortgages upon Units in the regime, elect to terminate and/or sell the Project.

(c) **Certificate.** The termination of the Building in either of the foregoing manners shall be evidenced by a certificate of the Association executed by all members of the Association and their respective holders of all liens affecting their interest in the Building, certifying as to facts effecting the

termination, which certificate shall become effective upon being recorded in the office of the Johnson County Recorder.

2. Form of Ownership after Termination. After termination of the Building, the Project will be held as follows:

(a) The property (land and improvements) shall be deemed to be owned in common by the Owners:

(b) The undivided interest in the property owned in common which shall appertain to each Unit Owner shall be the fractional interest previously owned by such Owner in the common area and facilities.

(c) Any liens affecting any of the Buildings shall be deemed to be transferred in accordance with the existing priorities to the undivided interest of the Owner in the property.

(d) After termination, the net proceeds of sale, together with the net proceeds of the insurance on the property, if any, shall be considered as one fund and shall be divided among all the Owners in a percentage equal to the fractional interest owned by each Owner in the Common Elements; after first paying out of the respective shares of the Owners, to the extent sufficient for the purposes, all liens on the undivided interest in the property owned by each Owner.

ARTICLE XII

Amendments and Miscellaneous

1. Procedure. Except as otherwise provided in this Declaration, this Declaration may be amended and such amendment shall be made in the following manner:

(a) **Notice.** Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered. Holders of a first mortgage of record shall receive notice of such proposed amendment as provided in the Bylaws of the Association.

(b) **Resolution.** A resolution adopting a proposed amendment may be proposed by either the Board of Directors or by any member of the Association. Except as provided elsewhere, the resolution must be adopted by a vote of not less than 66 2/3% of all Owners entitled to vote, in person or by proxy; provided, however, no amendment effecting a substantial change in this Declaration or the Bylaws of the Association shall affect the rights of the holder of any such mortgage recorded prior to the recording of such amendment who does not join the execution thereof and who does not approve said amendment in writing.

(c) **Bylaws.** In the case of an amendment to this Declaration by reason of an amendment to the Bylaws of the Association, then in the manner specified in such Bylaws.

(d) **Execution and Recording.** An amendment adopted pursuant to subparagraphs (b) or (c) above shall be executed by an officer specifically delegated to do so with the formalities required by

Chapter 499B of the Code of Iowa. Upon the recording of such instrument in the office of the Johnson County Recorder, the same shall be effective against any persons owning an interest in a Unit or the regime.

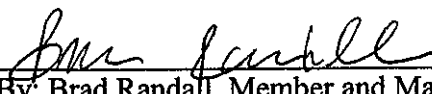
2. Amendment of Ownership Interest. No amendment shall change the fractional interest of ownership in the Common Elements appurtenant to a Unit, nor increase the Owner's share of the common expenses unless the record Owner of the Unit concerned and all record Owners of mortgages thereon shall affirmatively join in the adoption of such amendment.

IN WITNESS WHEREOF, Declarant has executed this Declaration this 28 day of December, 2017.

HPR INVESTMENTS, LLC



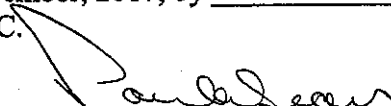
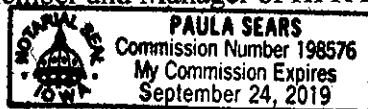
By: Mark Pattison, Member and Manager



By: Brad Randall, Member and Manager

STATE OF IOWA, COUNTY OF JOHNSON, SS:

This instrument acknowledged before me this 28th day of December, 2017, by _____
Mark Pattison as Member and Manager of HPR Investments, LLC.


Notary Public in and for the State of Iowa

STATE OF IOWA, COUNTY OF JOHNSON, SS:

This instrument acknowledged before me this 28th day of December, 2017, by _____
Brad Randall as Member and Manager of HPR Investments, LLC.

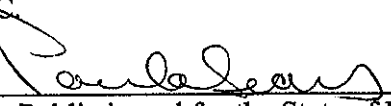

Notary Public in and for the State of Iowa

EXHIBIT “A”

**DESCRIPTION OF LAND, UNITS AND OWNERSHIP
INTERESTS IN COMMON ELEMENTS**

1. Description of Land. The real estate submitted to the Horizontal Property Regime is described in the Declaration to which this Exhibit A is attached.

2. Description of Units and Ownership Interests. The ownership interest in the Common Elements, voting rights and unit designation of each unit in the Regime is set forth below.

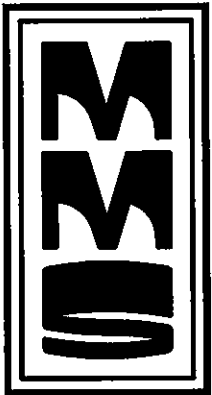
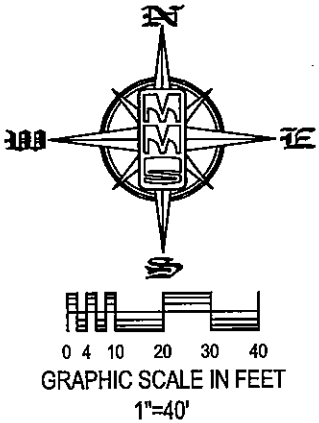
<u>Unit</u>	<u>Unit Square</u>	<u>Balcony</u>	<u>Garage</u>	<u>Percentage</u>	
	<u>Footage</u>	<u>Square</u>	<u>Square</u>	<u>Ownership in</u>	
		<u>Footage</u>	<u>Footage</u>	<u>Common</u>	
				<u>Elements and</u>	
				<u>Pro Rata Share</u>	<u>Votes in</u>
				<u>of Expenses</u>	<u>Association</u>
COMMERCIAL					
100	1,581 SF	NA	NA	8%	1
101	1,484 SF	NA	NA	8%	1
102	1,819 SF	NA	NA	9%	1
103	1,819 SF	NA	NA	9%	1
104	1,484 SF	NA	NA	8%	1
105	1,985 SF	NA	NA	10%	1
RESIDENTIAL					
201	1,227 SF	78 SF	596 SF	6%	1
202	1,429 SF	78 SF	602 SF	7%	1
203	1,070 SF	84 SF	596 SF	5.5%	1
204	1,072 SF	84 SF	596 SF	5.5%	1
205	1,070 SF	84 SF	596 SF	5.5%	1
206	1,072 SF	84 SF	596 SF	5.5%	1
207	1,301 SF	78 SF	596 SF	6%	1
208	1,429 SF	78 SF	602 SF	7%	1
TOTALS:	19,842 SF			100%	14

The location of each unit and number of rooms, and the immediate common area to which each unit has access is shown on the building plans, Exhibit “C” attached hereto and incorporated herein.

EXHIBIT "B" - SITE PLAN
121 ON MAIN CONDOMINIUMS
SOLON, JOHNSON COUNTY, IOWA

LEGAL

AUDITOR'S PARCEL 2017020,
SOLON, JOHNSON COUNTY, IOWA,
IN ACCORDANCE WITH THE PLAT
THEREOF RECORDED IN PLAT BOOK
61, AT PAGE 47, IN THE RECORDS
OF THE JOHNSON COUNTY
RECORDER'S OFFICE.



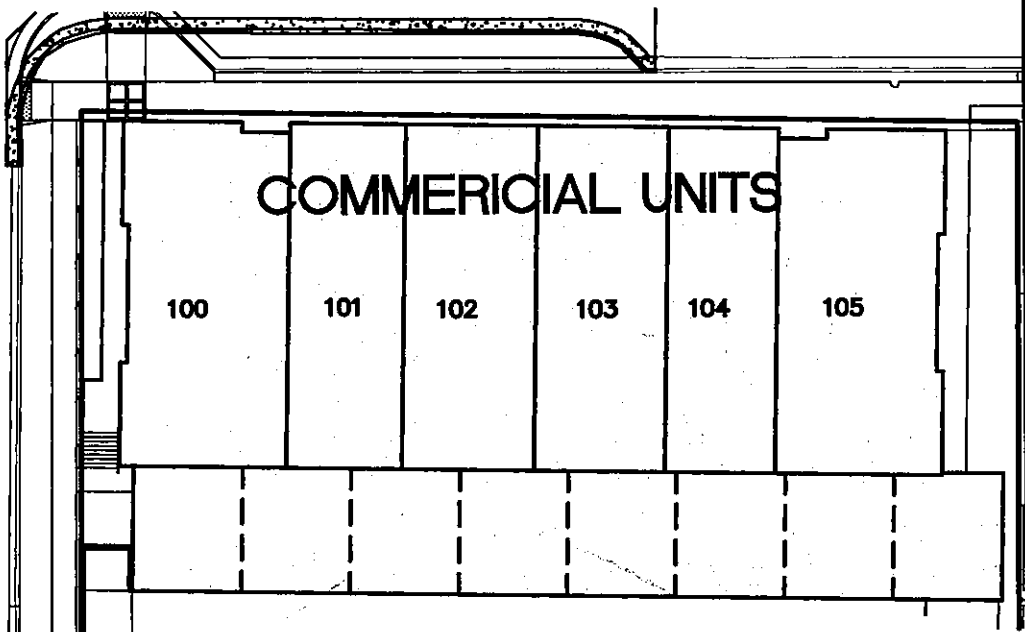
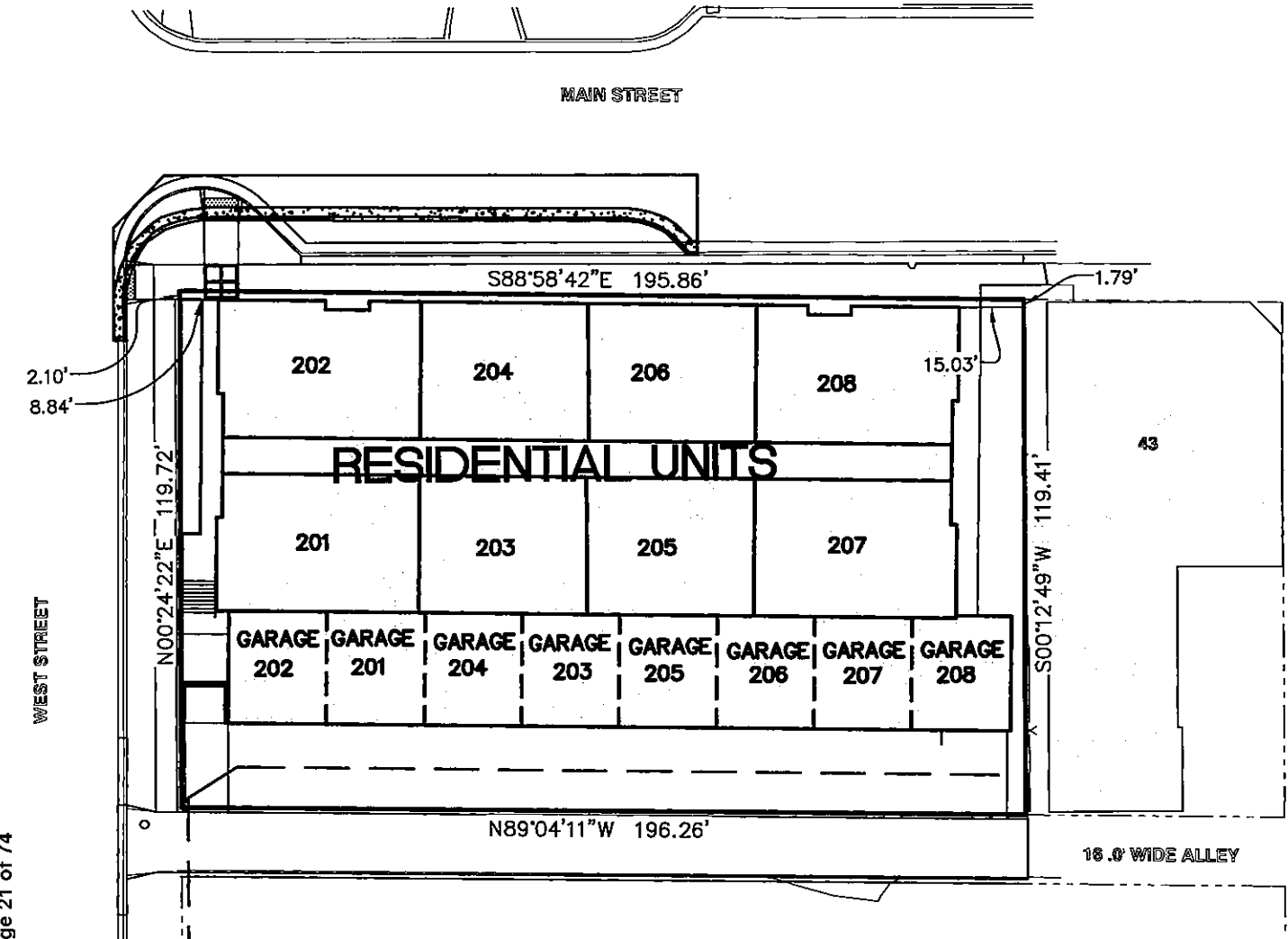
CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

www.mmsconsultants.net

-PREPARED BY AND RETURN TO: MMS CONSULTANTS, INC. 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319)351-8282

- NOTES:
1. ALL MEASUREMENTS FROM PROPERTY LINES TO BUILDINGS ARE PERPENDICULAR AND/OR RADIAL TO SAID PROPERTY LINES.
 2. THIS DRAWING DEPICTS IMPROVEMENTS COMPLETED AS OF XX/XX/XX.
 3. REFERENCE BUILDING PLANS, FOR BUILDING DIMENSIONS.
 4. THIS IS A CONDO SURVEY AND NOT A BOUNDARY OR PROPERTY SURVEY AND SHOULD NOT BE RELIED UPON AS SUCH. THE PROPERTY BOUNDARIES ARE RECORD DIMENSIONS AND APPROXIMATE ONLY.
 5. XXX INDICATES SUITE NUMBER AT STREET ADDRESS 121 MAIN STREET



IOWA STREET

SEAL

I hereby certify that this engineering document was 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.

Kelly J. Beckler 12/26/17
KELLY J. BECKLER, P.E. Iowa Lic. No. 14624

My license renewal date is December 31, 2017.

Pages or sheets covered by this seal:
SHEET 1 OF 1

Date	Revision
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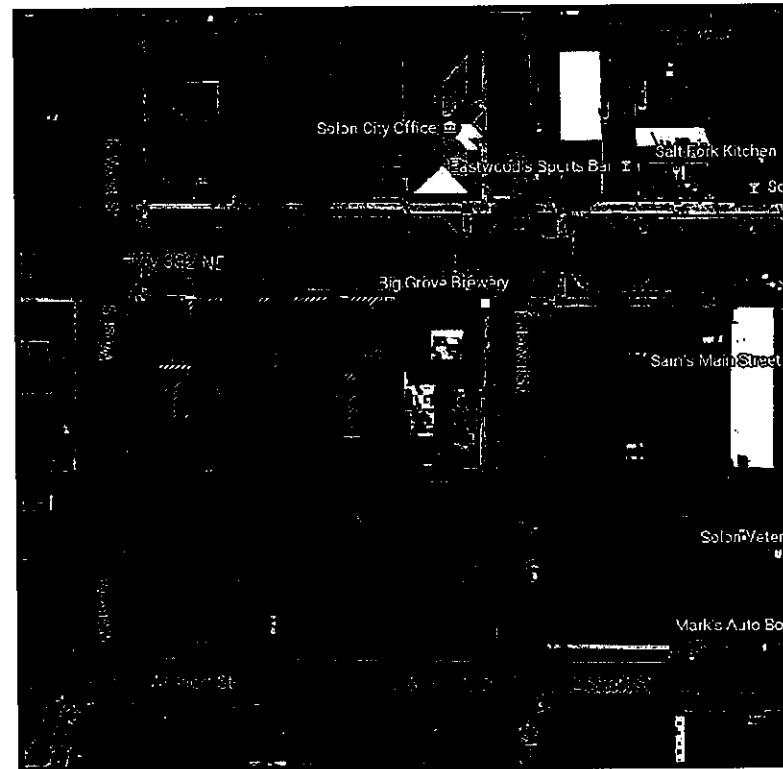
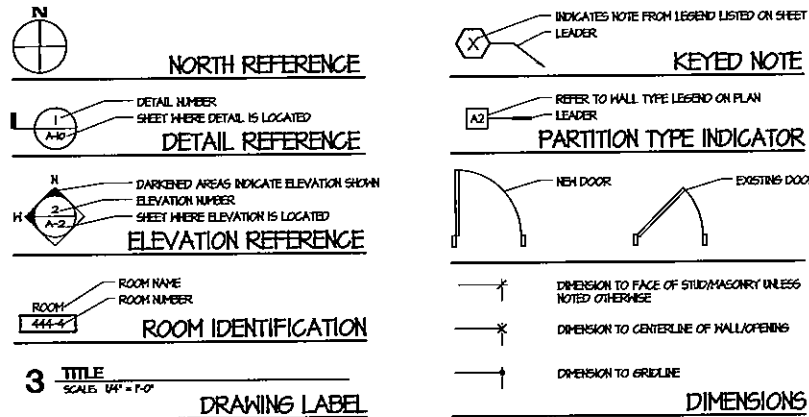
EXHIBIT "B" -
SITE PLAN

121 ON MAIN
CONDOMINIUMS
SOLON
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	11/07/2017
Designed by:	DAM
Field Book No:	
Drawn by:	CAK
Scale:	1" = 40'
Checked by:	KJB
Sheet No:	1
Project No:	IC 10148-001
of:	1

GRAPHIC SYMBOLS:



LOCATION MAP:

NO SCALE

PROJECT SITE



INDEX OF DRAWINGS

GENERAL - CARLSON DESIGN TEAM, PC

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G-1.1 FIRE CODE PLANS

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S-101 FOOTING AND FOUNDATION PLAN
S-111 FRAMING PLAN
S-112 FRAMING PLAN
S-401 SHEAR WALL PLAN
S-501 DETAILS
S-502 DETAILS
S-503 DETAILS
S-504 DETAILS
S-505 DETAILS

ARCHITECTURAL - CARLSON DESIGN TEAM, PC

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A-1.2 SECOND FLOOR CONSTRUCTION PLAN
A-1.3 ROOF CONSTRUCTION PLAN

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A-4.2 WALL SECTIONS
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A-7.1 GENERAL NOTES
A-7.2 GENERAL NOTES

A-7.3 GENERAL NOTES

CODE REVIEW

PROJECT DESCRIPTION: NEW CONSTRUCTION OF A (2) STORY BUILDING. INCLUDES COMMERCIAL AT THE FIRST FLOOR, AND (B) RESIDENTIAL DWELLING UNITS LOCATED ON THE SECOND FLOOR.

GOVERNING CODES:
BUILDING: 2015 INTERNATIONAL BUILDING CODE
FIRE: 2015 INTERNATIONAL FIRE CODE
PLUMBING: 2015 STATE OF IOWA PLUMBING CODE
ELECTRICAL: 2014 NATIONAL ELECTRICAL CODE - NFPA 70
MECHANICAL: 2015 STATE OF IOWA MECHANICAL CODE
ENERGY CONSERVATION: 2015 INTERNATIONAL ENERGY CONSERVATION CODE
FUEL GAS: 2015 INTERNATIONAL FUEL GAS CODE
PROPERTY MAINTENANCE: 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE
ACCESSIBILITY: 2015 INTERNATIONAL BUILDING CODE AND: PUBLIC PORTIONS OF THE BUILDING SHALL MEET REQUIREMENTS OF CURRENT ADA AND THE IOWA CIVIL RIGHTS ACT (ICRA) DWELLING UNITS SHALL MEET REQUIREMENTS OF THE FHA AND ICRA

PROPOSED BUILDING AREAS:
1 ST FLOOR: 11,000 G.S.F. (INCLUDING GARAGES)
4,180 S.F. GARAGE
12,220 S.F. COMMERCIAL SPACE
2 ND FLOOR: 11,836 S.F.
TOTAL: 22,836 S.F.

BUILDING USES:
IBC 312.1: U - UTILITY AND MISCELLANEOUS GROUP (PRIVATE GARAGES)
IBC 303.2 / 304 / 309: FUTURE FIRST FLOOR TENANTS: A-2, B, OR M
IBC 310.4: R-2 - APARTMENT HOUSE

CONSTRUCTION TYPE: TYPE 5B

ALLOWABLE HEIGHT IN FEET ABOVE GRADE PLANE AND STORIES (IBC TABLES 504.3/504.4):
U, A-2, M (5B CONST): 60' - 2 STORIES
B (5B CONST): 60' - 3 STORIES
R-2 (5B CONST): 60' - 3 STORIES

PROPOSED HEIGHT ABOVE GRADE PLANE AND STORIES:
S-2 / A / B / M: 14'-0" - 1 STORY
R-2: 31'-0" - 2 STORIES

ALLOWABLE AREA PER FLOOR (IBC TABLE 506.2)
U: 22,000 S.F.
A-2: 24,000 S.F.
B, M: 36,000 S.F.
R-2: 21,000 S.F.

PROPOSED AREA PER FLOOR
U: 4,180 S.F.
A-2 / B / M: 12,220 S.F.
R-2: 11,836 S.F.

FIRE RESISTANCE:
PRIMARY STRUCTURAL FRAME
PRIMARY STRUCTURAL FRAME SUPPORTING 1 HR. FLOOR
1ST FLOOR OCC. SEP. WALLS (U TO U AND OTHER USES):
1ST FLOOR CONSTRUCTION (CORRIDOR AT A-2, B, M)
2ND FLOOR HORIZONTAL SEPARATION (A, B, M TO R-2):
EXTERIOR BEARING WALLS:

INTERIOR BEARING WALLS:
ROOF CONSTRUCTION:
DWELLING UNIT SEPARATION AND CORRIDOR WALLS:
SHAFTS:
ELEVATOR SHAFTS:
STAIR ENCLOSURES:

0 HR - PER TABLE 601
1 HR - PER IBC TABLE 601
1 HR - PER TABLE 508.4 AND 406.3.1
0 HR - PER TABLE 1020.1
1 HR - PER TABLE 508.4
0 HR - IBC TABLE 601 OR AS OTHERWISE NOTED
0 HR - OR AS OTHERWISE NOTED
0 HR - TABLE 601
1/2 HR - IBC 708.3
1 HR - PER SECT. 713.4
1 HR - PER SECT. 713.4
1 HR - PER SECT. 1023.2

FIRE PROTECTION REQUIREMENTS: (DESIGN AND DRAWINGS SHALL BE BY OTHERS)
PROVIDE A COMPLETE SPRINKLER SYSTEM THROUGHOUT THE BUILDING PER IBC (IBC 903.3.1.1) IN ACCORDANCE WITH NFPA 13
DRAFT STOPPING SHALL NOT BE REQUIRED IN CONCEALED FLOOR CONSTRUCTION FILLED SOLID WITH INSULATION. SEE WALL SECTIONS

EXHIBIT "C"

PROVIDE FIRE ALARM AND SMOKE ALARMS IN R-2 OCCUPANCIES PER IBC 907.2.4
EMERGENCY TWO WAY COMMUNICATION DESIGNED BY THE ELEVATOR CONTRACTOR SHALL BE PROVIDED FOR THE ELEVATOR AREA OF RESCUE. THE DEVICES SHALL BE MOUNTED AS TO NOT CONFLICT WITH THE NORMAL OPERATIONS OF THE ELEVATOR.
EMERGENCY RADIO RESPONSE COVERAGE SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING. SEE DRAWINGS BY OTHERS.
PROVIDE PORTABLE FIRE EXTINGUISHERS PER IFC SECT. 902 AND NFPA 10

OCCUPANT LOAD: TABLE 1004.1.2
1ST - U USE: 4,180 / 200
1ST - A-2 USE: 10,714 NET / 15 (WORST CASE)
1ST FLOOR RESIDENTIAL LOBBY: R-2 USE: 313 / 200
1ST FLOOR WATER/SPRINKLER RM: 112 / 200
2ND FLOOR R-2 USE: 11,836 / 200
TOTAL OCCUPANTS (WORST CASE): 24 OCCUPANTS
618 OCCUPANTS
2 OCCUPANTS
1 OCCUPANTS
60 OCCUPANTS
765 OCCUPANTS

ACCESSIBILITY NOTE: NO FEDERAL FUNDING HAS BEEN PROVIDED FOR THIS PROJECT

ACCESSIBLE ENTRANCES: SECT. 1105
ONE ACCESSIBLE ENTRANCES SHALL BE PROVIDED TO RESIDENTIAL LOBBY
ONE ACCESSIBLE ENTRANCE SHALL BE PROVIDED TO EACH DWELLING UNIT
ONE ACCESSIBLE ENTRANCE SHALL BE PROVIDED TO EACH TENANT SPACE

DWELLING UNIT ACCESSIBILITY REQUIREMENTS: SECT 1101.6.2.2.1 AND 1101.6.2.2.2
TOTAL DWELLING UNITS: 8
TYPE A DWELLING UNITS: 0
TYPE B DWELLING UNITS: 8

CLIMATE ZONE: JOHNSON CO., IOWA
PRESCRIPTIVE OPAQUE THERMAL ENVELOPE MAXIMUM REQUIREMENTS U-FACTOR METHOD: IECC TABLE C402.1.4 AND ENVELOPE PENETRATION
ATTIC AND OTHER ROOFS
MASS WALLS (CMU)
WOOD FRAME WALLS
FLOORS (OVER EXTERIOR LOCATIONS)
UNHEATED SLAB
BELOW GRADE WALLS
OPAQUE DOORS
NON-SWINGING OPAQUE DOORS (OVERHEAD DOOR)

5A (PER IECC TABLE C301.1)
U-0.021 MAX. (R-48 MIN)
U-0.040 MAX. (R-111 MIN)
U-0.064 MAX. (R-15.6 MIN)
U-0.033 MAX. (R-30 MIN)
F-0.54 MAX. (R-10 DOWN 24" MIN)
C-0.114 MAX. (R-15 MIN)
U-0.31 MAX.
R-4.15 MIN.

MAXIMUM U FACTOR AND SHGC REQUIREMENTS: IECC TABLE C402.4
FIXED FENESTRATION:
OPERABLE FENESTRATION:
ENTRANCE DOORS:
SHGC - FF < 0.2:
SHGC - 0.2 < FF < 0.5
SHGC - FF > 0.5

U-0.38 MAX.
U-0.45 MAX.
U-0.71 MAX.
N-0.53 MAX.
N-0.58 MAX.
N-0.64 MAX.

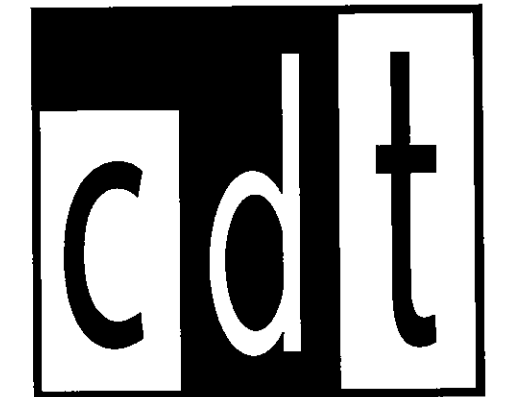
MAXIMUM AIR LEAKAGE RATE FOR FENESTRATION ASSEMBLIES: IECC TABLE C402.5.2
(MAXIMUM RATE CFM PER FOOT SQUARED TESTED PER TEST PROCEDURE NFRC 400)
WINDOWS
SLIDING DOORS
SLIDING DOORS
STOREFRONT GLAZING
GARAGE DOORS

0.20
0.20
0.20
0.06
0.40

NOTE:

- MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARM, AND FIRE PROTECTION DESIGN AND DRAWINGS ARE NOT INCLUDED IN THESE DOCUMENTS AND SHALL BE PROVIDED BY OTHERS.
ALL REFERENCES TO MEP AND FIRE PROTECTION WORK IN THESE DRAWINGS IS TO SHOW RELATIONSHIPS TO ARCHITECTURAL WORK ONLY.
- MECHANICAL DRAWINGS SHALL SHOW PROPER CORRIDOR VENTILATION.
- ANY CONTRACTOR INSTALLING FIRE ALARM COMPONENTS INCLUDING WIRING WILL NEED TO BE LICENSED TO DO WORK IN THE CITY OF CORALVILLE AS A FIRE PROTECTION CONTRACTOR, AND SHALL SUBMIT TO THE CORALVILLE FIRE DEPARTMENT FOR A PERMIT.
- FIRE SPRINKLER CONTRACTORS WILL NEED TO BE LICENSED TO DO WORK IN THE CITY OF SOLON AS A FIRE PROTECTION CONTRACTOR, AND SHALL SUBMIT TO THE SOLON FIRE DEPARTMENT FOR A PERMIT.
- FIRE EXTINGUISHERS SHALL BE TAGGED BY A LOCAL LICENSED CONTRACTOR.
- DOCUMENTATION OF THE ROOFING ASSEMBLY AND MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR TO THE BUILDING DEPARTMENT FOR REVIEW PRIOR TO INSTALLATION

carlson design team



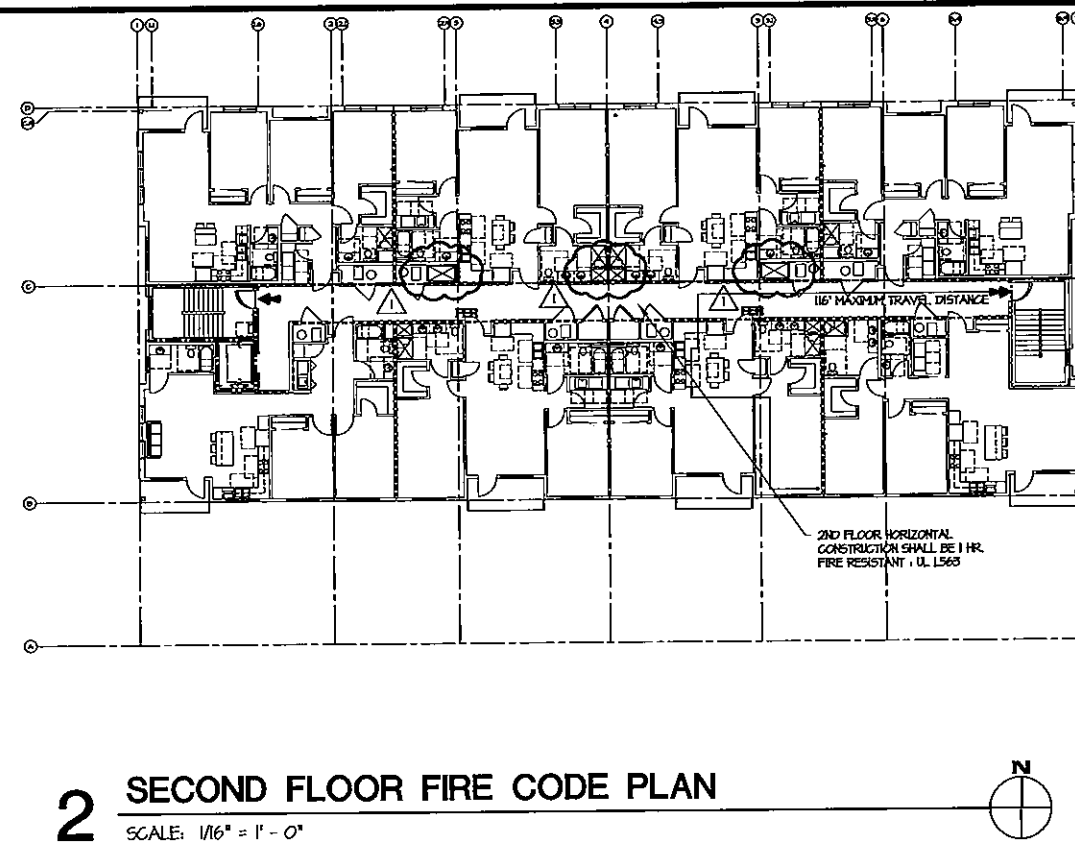
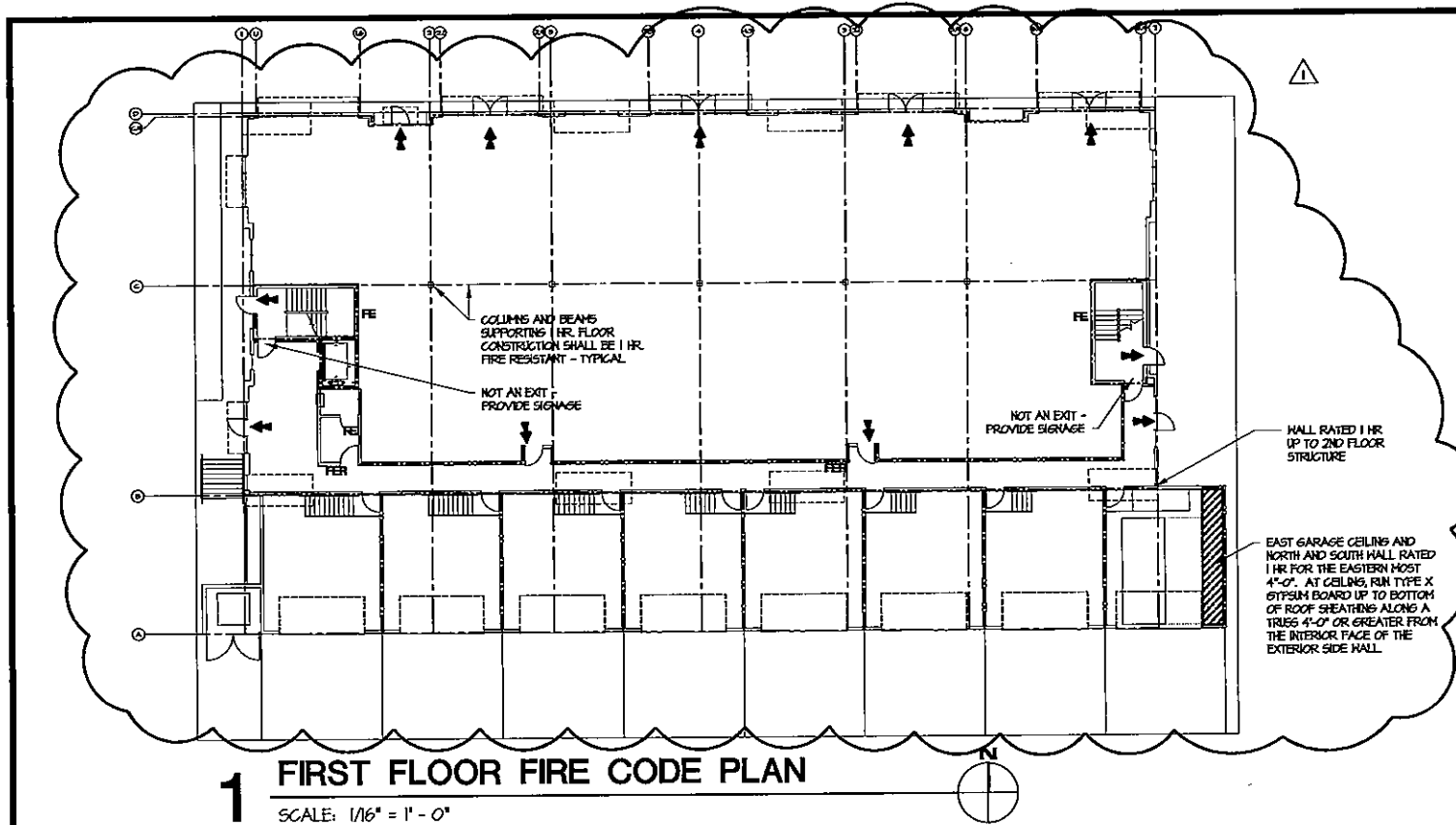
architects

MAY 4, 2017
PERMIT SET

121 MAIN
SOLON, IOWA

CDT Project
No. 16040
SELECT
STRUCTURAL
No. 17-187

I hereby certify that the portion of this technical submission 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.
Printed or typed name: Jessica Clark
Signature: _____ Date: _____
Registration Expires: 6/30/2018 Date Issued: 5/4/2017
Pages or Sheets covered by this seal:
S-0, S-1, A-1 thru A-13, A-21A thru A-25, A-31, A-32, A-41, A-42, A-43, A-51 thru A-54, A-61 thru A-66, A-71 thru A-73



FIRE RESISTANT THRU PENETRATION FIRE STOP SYSTEMS		
LOCATION	ASSEMBLY	RATING
METAL PIPES THRU WOOD FRAME WALL - 4" OR SMALLER STEEL PIPE, CONDUIT, COPPER TUBING OR COPPER PIPE	UL W-L 1024	F RATINGS 1 AND 2 HR.
NON-METALLIC PIPE THRU WOOD FLOOR/CEILING CONSTRUCTION - NOM. 4" OR SMALLER SCHEDULE 40 PVC PIPE	UL FC 2011	F RATINGS 1 HR.
NON-METALLIC PIPE THRU WOOD FLOOR/CEILING CONSTRUCTION AND ROUTED THRU A FIRE-RESISTANT CHASE WALL - SCHEDULE 40 SOLID CORE PVC PIPE	UL FC 2030	F RATINGS 1 HR.
NON-METALLIC PIPE THRU WOOD FLOOR/CEILING CONSTRUCTION - CLOSET FLANGE NOM. 4" OR SMALLER SCHEDULE 40 PVC PIPE	UL FC 2031	F RATINGS 1 HR.
METALLIC PIPE THRU WOOD FLOOR/CEILING CONSTRUCTION AND ROUTED THRU A FIRE RESISTANT CHASE WALL - NOM. 4" OR SMALLER STEEL PIPE, ELEC. METALLIC TUBING OR STEEL CONDUIT - NOM. 3" OR SMALLER TYPE L COPPER TUBING OR COPPER PIPE	UL FC 1023	F RATINGS 1 HR.

FIRE STOP SYSTEMS NOTES

- PROVIDE FIRE RESISTANT FIRE STOP SYSTEMS AT ALL FIRE RESISTANT FLOOR/CEILING AND WALL ASSEMBLIES PENETRATED BY PIPES, CONDUITS, ETC.
- AT FIRE-RESISTANT RATED SEPARATION WALLS, WHERE THE PENETRATING ITEMS ARE STEEL, FERROUS OR COPPER PIPES, TUBES OR CONDUITS, THE ANNULAR SPACE BETWEEN THE PENETRATING ITEM AND THE FIRE-RESISTANCE-RATED WALL IS PERMITTED TO BE PROTECTED BY EITHER OF THE FOLLOWING MEASURES:
1. IN CONCRETE OR MASONRY WALLS WHERE THE PENETRATING ITEM IS A MAXIMUM 6-INCH (152 MM) NOMINAL DIAMETER AND THE AREA OF THE OPENING THROUGH THE WALL DOES NOT EXCEED 144 SQUARE INCHES (9,290 MM²), CONCRETE GROUT OR MORTAR IS PERMITTED WHERE INSTALLED THE FULL THICKNESS OF THE WALL OR THE THICKNESS REQUIRED TO MAINTAIN THE FIRE-RESISTANCE RATING.
2. THE MATERIAL USED TO FILL THE ANNULAR SPACE SHALL PREVENT THE PASSAGE OF FLAME AND HOT GASES SUFFICIENT TO IGNITE COTTON WASTE WHEN SUBJECTED TO ASTM E 119 OR UL 263 TIME-TEMPERATURE FIRE CONDITIONS UNDER A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH (2.44 PA) OF WATER AT THE LOCATION OF THE PENETRATION FOR THE TIME PERIOD EQUIVALENT TO THE FIRE-RESISTANCE RATING OF THE CONSTRUCTION PENETRATED.
- AT FIRE-RESISTANT RATED HORIZONTAL ASSEMBLIES:
1. PENETRATIONS BY STEEL, FERROUS OR COPPER CONDUITS, PIPES, TUBES OR VENTS OR CONCRETE OR MASONRY ITEMS THROUGH A SINGLE FIRE-RESISTANCE-RATED FLOOR ASSEMBLY WHERE THE ANNULAR SPACE IS PROTECTED WITH MATERIALS THAT PREVENT THE PASSAGE OF FLAME AND HOT GASES SUFFICIENT TO IGNITE COTTON WASTE WHEN SUBJECTED TO ASTM E 119 OR UL 263 TIME-TEMPERATURE FIRE CONDITIONS UNDER A

- MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH (2.44 PA) OF WATER AT THE LOCATION OF THE PENETRATION FOR THE TIME PERIOD EQUIVALENT TO THE FIRE-RESISTANCE RATING OF THE CONSTRUCTION PENETRATED. PENETRATING ITEMS WITH A MAXIMUM 6-INCH (152 MM) NOMINAL DIAMETER SHALL NOT BE LIMITED TO THE PENETRATION OF A SINGLE FIRE-RESISTANCE-RATED FLOOR ASSEMBLY, PROVIDED THE AGGREGATE AREA OF THE OPENINGS THROUGH THE ASSEMBLY DOES NOT EXCEED 144 SQUARE INCHES (9,290 MM²) IN ANY 100 SQUARE FEET (9,290 MM²) OF FLOOR AREA.
- 2. PENETRATIONS IN A SINGLE CONCRETE FLOOR BY STEEL, FERROUS OR COPPER CONDUITS, PIPES, TUBES OR VENTS WITH A MAXIMUM 6-INCH (152 MM) NOMINAL DIAMETER, PROVIDED THE CONCRETE GROUT OR MORTAR IS INSTALLED THE FULL THICKNESS OF THE FLOOR OR THE THICKNESS REQUIRED TO MAINTAIN THE FIRE-RESISTANCE RATING, THE PENETRATING ITEMS SHALL NOT BE LIMITED TO THE PENETRATION OF A SINGLE CONCRETE FLOOR, PROVIDED THE AREA OF THE OPENING THROUGH EACH FLOOR DOES NOT EXCEED 144 SQUARE INCHES (9,290 MM²).
- 3. PENETRATIONS BY LISTED ELECTRICAL BOXES OF ANY MATERIAL, PROVIDED SUCH BOXES HAVE BEEN TESTED FOR USE IN FIRE-RESISTANCE-RATED ASSEMBLIES AND INSTALLED IN ACCORDANCE WITH THE INSTRUCTIONS INCLUDED IN THE LISTING.
- PROVIDE FIRE STOP SYSTEMS CORRESPONDING TO THE REQUIRED HOURLY FIRE RESISTANCE AT FLOOR/CEILING AND WALL ASSEMBLIES.
- THE MEP CONTRACTORS SHALL SUBMIT SHOP DRAWINGS SHOWING LAYOUTS FOR ALL FIRE STOP SYSTEMS ALONG WITH PRODUCT DATA FOR ASSEMBLIES WITH THEIR PERMIT DRAWINGS.

- LEGEND**
- ONE HALF HOUR WALL
 - - - - - ONE-HOUR WALL
 - EXIT
 - FE FIRE EXTINGUISHER IN CABINET - 75' TRAVEL DISTANCE TO EXTINGUISHER
 - FEH SEMI-RECESSED FIRE EXTINGUISHER IN CABINET - 75' TRAVEL DISTANCE TO EXTINGUISHER - RECESSED IN 5/8" TYPE 'X' GYPSUM BOARD POCKET. UNIT SHALL PROJECT 4" MAX. FROM FACE OF WALL.

FIRE CODE PLAN NOTES

- SEE WALL TYPES AND SECTIONS FOR SPECIFIC CONSTRUCTION OF FIRE RESISTANT WALLS.
- WALLS BETWEEN UNITS AND ALONG CORRIDORS ARE SEPARATION WALLS AND REQUIRE RATED DOORS. SEE DOOR SCHEDULES.
- LOAD BEARING WALLS THAT ARE FIRE RESISTANT DO NOT REQUIRE PROTECTED OPENINGS UNLESS THEY ARE ALSO SEPARATION WALLS.
- EAST GARAGE EXTERIOR WALL SHALL BE 1 HOUR RATED.
- EAST GARAGE ROOF - 1 HOUR RATED FOR EAST 4'-0".

Project Name:
121 ON MAIN

SOLON, IA

Owner Project Number:

CDT Project Number:
16040

carlson design team

cdt
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Consultants:

Sheet Title:
FIRE CODE
PLANS

Number	Date	Description
1	4-4-2017	Foundation Permit
2	4-7-2017	DD DOCS
3	4-14-2017	2nd FL Revision
4	4-18-2017	DRAFT
5	5-4-2017	PERMIT SET

Drawn By: JMC **Checked By:** RCC

Sheet Number:
G-1

0 - Design Parameters and Governing Codes

0.1 Design Basis:

Governing Building Code	2012 IBC
Amendments as required by	City of Solon
Load Specification	ASCE 7-10 [With IBC Amendments]
0.1.1 Material Codes [with IBC Amendments]:	
Concrete	ACI 318-11, ACI 301-10, ACI 308R-10, ACI 308R-11
Masonry	ACI 530-11, ACI 530-11
Structural Steel	AISC 341-10, AISC 360-10, AISC 360-10
Light Gauge Steel	ASIS S100-07, S110-07, S200-07, S210-07, S214-07, S214-07, S214-07, S214-07
Wood and Timber	2012 NDS, 2008 SDPWS
Precast Concrete	ACI 318-11

0.1.2 Special Structural Inspections:

Special Structural Inspection Items as required by Chapter 17 of the IBC, Jurisdiction Having Authority may amend, waive, or define required Special Structural Inspections.

0.1.2.1 Structural Steel shall comply with AISC 360 Quality Assurance Requirements

- 0.1.2.1.1 Bolts indicated to be fully tightened
- 0.1.2.1.2 Field welding of structural members

0.1.2.2 Steel Construction (other than Structural Steel) shall comply with IBC Section 1705.2 and Table 1705.2.2

0.1.2.3 Concrete Construction shall comply with IBC Section 1705.3 and Table 1705.3

- 0.1.2.3.1 Verification of steel reinforcing bars placement, size, quantity in structural members
- 0.1.2.3.2 Placement of concrete in reinforced structural members
- 0.1.2.3.3 Installation of post-installed anchors

0.1.2.4 Masonry Construction shall comply with ACI 530 Quality Assurance Requirements

- 0.1.2.4.1 Verification of steel reinforcing bars placement, size, quantity
- 0.1.2.4.2 Placement of grout in reinforced structural masonry walls

0.1.2.5 Wood Construction shall comply with IBC section 1705.5

- 0.1.2.5.1 High-Load Diaphragm (IBC 1705.5.1)
- 0.1.2.5.2 Metal-Plate-Connected Wood Trusses spanning 60' or greater (IBC 1705.5.2)

0.1.2.6 Soil Verification shall comply with IBC Section 1705.8 and Table 1705.6

0.1.2.7 Deep Foundations shall comply with IBC Sections 1705.6-1705.5 and Tables 1705.7 and 1705.8

0.1.2.8 Wind Resistance shall comply with IBC Section 1705.10

0.1.2.9 Seismic Resistance shall comply with IBC Section 1705.11

0.2 Design Loads:

0.2.1 Roof Loads:

Dead Load: Total	20 PSF
Dead Load: Top Chord	10 PSF
Dead Load: Bottom Chord	10 PSF

Truss supplier to coordinate size/weight/location of roof top units with mechanical contractor.

Live Load	20 PSF	Reducible: No
Ground Snow Load	25 PSF	
Flat-Roof Snow Loads (P)	20 PSF	
Snow Exposure Factor (Ce)	1.0	
Snow Load Importance Factor (Is)	1.0	
Thermal Factor (Ct)	1.0	

Drift Load: See Plans

0.2.2 Floor Loads:

Dead Load: Total (Floor 2)	30 PSF
Dead Load: Top Chord	20 PSF
Dead Load: Bottom Chord	10 PSF

Live Load (Floor 2)	40 PSF	Reducible: No
Concentrated Live Load	100 PSF	Reducible: No

0.2.3 Wind Loads:

Minimum Design Wind Speed (VH)	115 MPH (3-second gust)
Minimum Design Wind Speed (VH)	90 MPH
Risk Category	II
Wind Exposure Category	B
Enclosure Classification	Enclosed
WNFFS Pressure	21.5 PSF
Component and Cladding Pressure	25 PSF

0.2.4 Earthquake Loads:

Risk Category	II
Seismic Importance Factor (Is)	1.0
Mapped Spectral Response Acceleration S _s	.082
S ₁	.053
Site Class	D
Design Spectral Response Acceleration SDS	.087
SD1	.065
Seismic Design Category	B
Basic Seismic Force-Resisting System(s)	Ordinary reinforced masonry shear walls
Design Base Shear(s)	40 KIPS
Seismic Response Coefficient(s) (Cs)	.044
Response Modification Coefficient(s) (R)	4
Analysis Procedure	Equivalent Lateral Force

0.2.5 Geotechnical Information:

Design Load Allowable Bearing Capacity	1500 PSF	Per IBC Table 1806.2: Yes
Geotechnical Report	not available	

Site Frost Depth

42 IN

0.2.6 Flood Design Data:

Structure Located in Flood Hazard Area

No

0.2.7 Special Loads:

0.2.7.1 Handrail and Guardrail Systems

Uniform Live Load	50 PLF
Concentrated Live Load	200 LBS
Intermediate Rail Live Load	50 LBS Applied Over 1 sq. ft. of Area

0.3 Serviceability Requirements:

Detection limits provided below shall not exceed those specified in the material specific codes listed in section 0.1.1

Roof Members:

LL, SL, or WL deflection shall not exceed V/240

Total Load deflection shall not exceed P/80

Floor Members:

Live Load deflection shall not exceed W/80

Total Load deflection shall not exceed V/240

Length/Depth shall not exceed 16

Exception: Wood Joist floor members shall not exceed W/80 for Live Load

Wall Members:

Wind Load deflection shall not exceed V/240

Exception: Walls supporting Brick or Stone shall not exceed W/80

Steel Horizontal Members supporting unreinforced masonry shall not exceed W/600 or 1/2" total vertical deflection.

Steel Horizontal Members supporting reinforced masonry shall not exceed W/600.

0.4 General Notes:

0.4.1 Refer to architectural plans for location of non-bearing partition walls, door and window locations, and dimensions not shown on the structural plans.

0.4.2 Elevations indicated on Structural Plans/Details are to the TOP of beams, footings, slabs, etc., U.N.O.

0.4.3 Building drainage, insulation, flashing, vapor/moisture protection, fireproofing, and other non-structural components are not shown on the structural plans. Refer to the architectural/mechanical drawings and specifications for requirements.

0.4.4 All sections, details and notes shown on the structural drawings are intended to be typical and shall apply to similar situations U.N.O.

0.4.5 The structural integrity of the building shown on these plans is dependent upon completion according to the Contract Documents. It is the Contractor's responsibility to furnish all temporary bracing and/or shoring support required as a result of construction methods and sequences.

0.4.6 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK. NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY IN WRITING OF ANY DISCREPANCIES.

0.4.7 DO NOT scale dimensions from the plans, sections, or details.

0.4.8 Any omissions or conflicts between the various elements of the drawings and/or specifications shall be brought to the attention of the Architect/Engineer and resolved before proceeding with any work involved.

0.4.9 The Structural Engineer of Record is responsible for the strength and stability of the primary structure in its completed form. The Contractor is responsible for the strength and stability of the structure during construction and shall provide temporary shoring, bracing and other elements required to maintain stability until the structure is complete. It is the Contractor's responsibility to be familiar with the work required in the construction documents and the requirements for executing it properly. The Contractor, at his discretion, shall employ his own specialty Structural Engineer having experience in temporary bracing and shoring.

0.4.10 The Contractor is responsible for the means and the methods of construction and for job site conditions, including safety of all persons and property, during the course of construction of the project. Contractor to follow all job site safety standards, such as OSHA.

0.4.11 DO NOT cut or modify in any other way any structural member for placement of pipes, ducts, etc.

0.4.12 Any differences in dimensions between structural plans and architectural plans shall be brought to the attention of the Architect/Engineer immediately.

0.4.13 All holes through existing construction shall be core drilled or saw cut and approved by the Structural Engineer of Record.

1 - Soil and Geotechnical Notes

1.1 Foundation design bearing pressures are based upon geotechnical report (if available) as indicated in Section 0.2.5.

1.2 Select Structural Engineering recommends soil conditions be verified by qualified Geotechnical Engineer prior to footing placement.

1.3 Foundations shall bear on suitable native soils or compacted structural fill extending to suitable native soils as determined by the Geotechnical Engineer.

1.4 Existing unsuitable fill material encountered below floor slabs and foundations, as determined by the Geotechnical Engineer, shall be removed and replaced with properly placed and compacted structural fill material.

1.5 Excavations shall be free of water, frost, ice, loose soil, and other deleterious materials prior to concrete placement. Any unsuitable material is to be removed and replaced with compacted structural fill material.

1.6 Any fill material required to bring the subgrade to bearing elevation is to be tested and approved by the Geotechnical Engineer prior to placement. Fill material shall be placed in lifts not to exceed eight (8) inches in thickness when heavy, self-propelled compaction equipment is utilized, six (6) inches in thickness when hand-held compaction equipment is utilized.

1.6.1 Fill material shall be compacted as determined by the Geotechnical Engineer and soils report, or:

Under Slabs: Material should be compacted to at least 95% of its maximum Standard Proctor Dry Density (ASTM D-698).

Under Footings: Material should be compacted to at least 98% of its maximum Standard Proctor Dry Density (ASTM D-698).

The higher degree of fill compaction below footings shall extend laterally beyond the exterior edges of the element at least eight (8) inches per foot of thickness below the element's base elevation.

1.7 The Contractor is responsible to locate, verify and mark the location of underground utilities prior to excavation for footings/foundations.

2 - Concrete Notes

2.1 Except where modified by these Plans and Specifications, all concrete work shall conform to the requirements of the material codes listed in Section 0.1.1

2.2 Reinforcing is to be detailed in accordance with ACI 318-99, "Manual of Standard Practice for Detailing Reinforced Concrete Structures".

2.3 Concrete shall be Type II, Conforming to ASTM C150, and have 28 Day Compressive Strengths as follows U.N.O.:

Footings	3000 PSI
Foundation Walls, Piers	3000 PSI
Slabs-on-Grade	4000 PSI

2.4 Concrete aggregates shall conform to ASTM C33 for normal weight concrete mixes.

2.5 Concrete reinforcing steel shall be in accordance with the following standards:

Reinforcing Bars	ASTM A615, Grade 60
Welded Wire Fabric	ASTM A1064
Rebar to be Welded	ASTM A706, Grade 60

2.6 Lap splices shall be Class B U.N.O. and the following lap schedule shall apply:

#3 Rebar	13 inches
#4 Rebar	17 inches
#5 Rebar	22 inches
#6 Rebar	27 inches
#7 Rebar	36 inches
#8 Rebar	42 inches
Welded Wire Fabric	8 inches

2.7 Welded Wire Fabric may be replaced with Fiber Reinforcing, subject to approval by the Structural Engineer of Record.

2.8 Standard Hooks shall be provided as noted and conform to typical details.

2.9 Maintain the minimum concrete coverage for reinforcing as indicated, U.N.O., on the drawings.

Concrete cast directly against earth 3 inches

Concrete exposed to earth or weather:

Bars #6 and larger	2 inches
Bars #5 and smaller	1-1/2 inches

Concrete not exposed to weather or in contact with ground:

Slabs, Walls, Joists:	3/4"
Bars #11 and smaller	

Beams and Columns:

Primary Bars, Ties, and Stirrups	1-1/2"
----------------------------------	--------

Place reinforcing bars as near to the surface as these minimums permit, U.N.O.

2.10 Provide 4'-0" long #5 bar, at 45 degrees to main reinforcing at corners of openings and reentrant corners of slabs (U.N.O.).

2.11 Shift reinforcing to clear anchor bolts and embedded items, cutting of reinforcing bars is not permitted.

2.12 Reinforcing shall run continuous through construction joints U.N.O.

2.13 Vertical construction joints in walls shall have keyways 1-1/2 inches deep by one third the wall thickness.

2.14 Provide horizontal reinforcing continuous around all corners unless shown otherwise. Provide corner bars with 48 bar diameter length lap splice at all intersections of footings, and walls, same size and spacing as horizontal reinforcing, U.N.O.

2.15 Maximum spacing between construction/joints at foundation walls shall not exceed 60 feet.

All horizontal reinforcing shall run continuous through joints.

2.16 Construction joints shall be provided by the contractor in slabs on grade at a maximum spacing of 15'-0" OC.

2.17 Hot weather concrete operations shall be in accordance with ACI 305. Cold weather concrete operations shall be in accordance with ACI 308.

2.17 Air entrainment shall be employed to reach 5-7% total air content in concrete used for exterior construction.

2.18 All links and beams bearing on concrete shall have a minimum bearing length of 8", U.N.O.

2.20 Fly ash in conformance with ASTM C618 may be used to replace up to 25% of the required cementitious material.

2.21 Admixtures are permitted as follows, subject to approval by the Structural Engineer of Record:

Water Reducing	ASTM C494
Flowing Agents	ASTM C1017
Air-Entraining	ASTM C260

2.22 Chloride based accelerators are not permitted without approval from the Structural Engineer of Record.

3 - Masonry Notes

3.1 Except where modified by these Plans and Specifications, all masonry work shall conform to the requirements of the material codes listed in Section 0.1.1

3.2 Concrete masonry design is based on a Net Area Compressive Strength (f_m) of 1500 PSI at 28-days U.N.O.

3.3 Concrete masonry units shall comply with ASTM C90 specification.

3.4 Mortar shall conform to ASTM C270. Type N or S mortar shall be used for interior construction. Type S mortar shall be used for exterior and below grade construction. Mortar strength shall be selected based on the Net Compressive Strength of the Concrete Block using the table below:

Net Area Compressive Strength (psf)	Type N or S Mortar (psf)	Type N Mortar (psf)
1,350	-	1,900
1,500	1,900	2,150
2,000	2,800	3,050
2,500	3,750	4,050
3,000	4,800	5,250

Mortar Selection Chart

Net Area Compressive Strength (psf)	Type N or S Mortar (psf)	Type N Mortar (psf)
1,350	-	1,900
1,500	1,900	2,150
2,000	2,800	3,050
2,500	3,750	4,050
3,000	4,800	5,250

3.5 Grout shall conform to ASTM C476. Grout compressive strength (f_g) at 28 days must exceed concrete block compressive strength (f_m); additionally, the minimum f_g shall be 2000 psi. All bars shall be properly placed as indicated and securely tied prior placement of grout.

3.6 Masonry reinforcing steel shall be in accordance with the following standards:

Reinforcing Bars	ASTM A615, Grade 60
Rebar to be Welded	ASTM A706, Grade 60

3.7 Concrete block walls shall be laid in running bond. Refer to the architectural drawings for bond pattern of exterior masonry veneer.

3.8 Reinforcing bars shall have a minimum cover of:

Masonry Exposed to Earth or Weather	2 inches
Bars #6 and larger	1-1/2 inches
Bars #5 and smaller	

Masonry Not Exposed to Earth or Weather 1-1/2 inches

3.9 Reinforcing lap splice shall be as listed below (U.N.O.):

#4 Rebar	30 inches
#5 Rebar	36 inches
#6 Rebar	42 inches
Welded Wire Fabric	8 inches

3.10 Standard Hooks shall be provided as noted and conform to typical details.

3.11 Brick walls and Veneers shall have continuous 9 gauge galvanized ladder type horizontal joint reinforcement at 16" on-center vertically.

3.12 Maximum wall girth shall be 5' unless approved by the Structural Engineer of Record.

3.13 All bond beams shall be continuous, U.N.O.

3.14 Reinforcement for bond beams shall continue uninterrupted around all corners, intersection walls and through corner joints, U.N.O. All bond beams shall be grouted solid.

3.15 Unless denoted as "edge" or for cells containing two bars, vertical reinforcing steel in masonry walls shall be centered in the block cores. The block cores containing vertical reinforcing steel shall be grout filled.

3.16 Masonry ties for exterior brick veneer shall be Fenn Corporation Staked Block Tie (TYPE 1) U.N.O. Substitutions are permitted with prior approval by the Structural Engineer of Record.

3.17 All links and beams bearing on masonry shall have a minimum bearing length of 8", U.N.O.

3.18 Hot and cold weather masonry work shall conform to the requirements of ACI 301.1

3.19 Vertical expansion joints shall be placed at no more than 20' spacing. Expansion joints shall also be placed where adjacent structural systems (roofs, floors, foundations) provide movement joints.

3.20 Masonry bond beams shall have a maximum vertical spacing of 8' and be located at each floor/roof plane, grade line, top of wall, and stair landings, U.N.O.

4 - Structural Steel Notes

4.1 Except where modified by these Plans and Specifications, all structural steel work shall conform to the requirements of the material codes listed in Section 0.1.1

4.2 Typical Shape Material Grades (U.N.O.):

Wide Flange (Including Tees)	ASTM A992
Channels, Angles and Plates	ASTM A36
Structural Tubing	ASTM A500, Grade B
Structural Pipes	ASTM A53, Grade B
Corrosion Resistant	ASTM A775, ASTM A1
American Standard	ASTM A36

4.3 All bolts indicated to be fully tightened (pretension or slip critical connections) shall use load indicator washers or tension bolt-off indicator bolts to ensure bolts are fully tightened.

4.4 Structural steel surface areas to receive field welds, welded stud anchors, or fully tightened bolted connections shall not receive prime paint until after connection is completed.

4.5 Provide 1-1/2 inch maximum non-shrink, non-metallic grout under all column base plates, U.N.O. Grout shall have a minimum 28-day compressive strength equal to 7500 PSI. Grout shall be placed promptly after steel frame or elements have been placed.

4.6 Connections not detailed on drawings shall be designed by Fabricator and be subject to Structural Engineer of Record approval. Connections shall be designed for load provided.

4.7 If structural steel details (field welds vs. shop welds, etc.) shown on design drawings are not compatible with Contractor's erection procedures, Fabricator shall submit proposed modifications for Structural Engineer of Record's approval.

4.8 Fabricator shall provide fully dimensional and detailed shop drawings for review by the Structural Engineer of Record. Shop drawings shall be reviewed and returned to the Fabricator within 14 calendar days per the requirements in Section 4.4 of AISC 310-10.

4.9 See plans and details for connections and notes.

4.10 Beams shall be marked and erected with natural camber upwards, U.N.O.

4.11 Do not shop paint structural steel surfaces that will be in contact with poured concrete.

4.12 All field welding shall be shown on the shop drawings.

4.13 All field welding shall be performed by AWS certified welders.

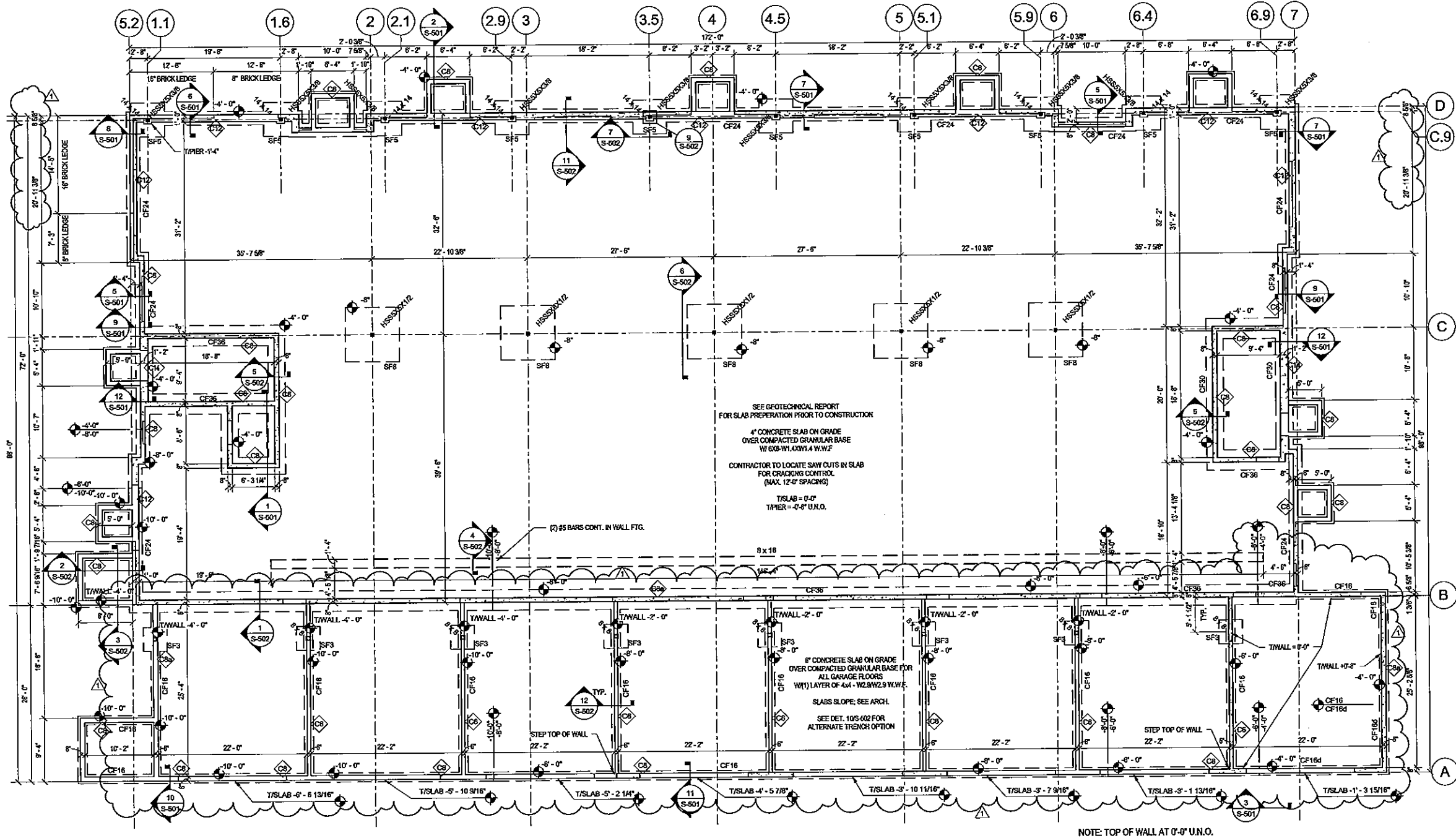
4.14 Touch up field connections, welds, and abrasions with touch up shop paint after installation.

4.15 All exposed steel shall be galvanized

5 - Wood and Timber Notes

5.1 Except where modified by these Plans and Specifications, all wood and timber work shall conform to the requirements of the material codes listed in Section 0.1.1

5.2 All structural framing lumber



1 FOOTING & FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

SPREAD FOOTING SCHEDULE				
MARK	LENGTH	WIDTH	THICKNESS	REINFORCING
SF3	3'-6"	3'-6"	1'-0"	#5 BARS @ 12" O.C. EACH WAY
SF5	3'-0"	3'-0"	1'-0"	#5 BARS @ 12" O.C. EACH WAY
SF8	5'-0"	3'-0"	1'-0"	#5 BARS @ 12" O.C. EACH WAY

CONTINUOUS WALL FOOTING SCHEDULE			
MARK	WIDTH	THICKNESS	REINFORCING
CF16	1'-4"	8"	(2) #5 BARS CONTINUOUS
CF16d	1'-4"	1'-0"	(2) #5 BARS CONTINUOUS
CF24	2'-0"	1'-0"	(3) #5 BARS CONTINUOUS
CF30	2'-0"	1'-0"	(3) #5 BARS CONTINUOUS
CF36	3'-0"	1'-0"	(3) #5 BARS CONTINUOUS, #4 @ 24" O.C. TRANSVERSE

FOUNDATION WALL SCHEDULE		
MARK	SIZE	REINFORCING
CS	8" CONCRETE	#5 @ 18" O.C. EACH WAY
CS	8" CONCRETE	#5 @ 18" O.C. VERTICAL, #5 @ 18" O.C. HORIZONTAL
CS	8" CONCRETE	#5 @ 12" O.C. VERTICAL, #5 @ 18" O.C. HORIZONTAL
CS	12" CONCRETE	(2) MATS #5 @ 48" O.C. VERTICAL, #5 @ 18" O.C. HORIZONTAL
CS	14" CONCRETE	(2) MATS #5 @ 48" O.C. VERTICAL, #5 @ 18" O.C. HORIZONTAL
MS	8" MASONRY	#5 VERTICAL BARS AT 32" O.C. IN FULLY GROUTED CORES; PROVIDE CONTINUOUS 3 GAGE GALVANIZED LADDER TYPE HORIZONTAL JOINT REINFORCEMENT AT 16" O.C., ADDITIONAL #5 BAR AT ALL CORNER CELLS AND EDGES OF OPENINGS

PIER SCHEDULE	
PIER SIZE	REINFORCING
8x8	(4) #5 BARS VERTICAL, #3 TIES @ 12" O.C.
14x14	(4) #5 BARS VERTICAL, (2) #5 TIES WITH TOP 8", BALANCE @ 12"

- FOUNDATION PLAN NOTES:
1. VERIFY FINAL LAYOUT AND ELEVATIONS WITH ARCHITECTURAL PLANS.
 2. REFER TO PLAN FOR SLAB NOTES. PROVIDE CONTROL JOINTS IN SLAB ON GRADE AT A MAXIMUM OF 12'-0" ON CENTER EACH DIRECTION, KEEPING DIMENSIONS AS SQUARE AS POSSIBLE.
 3. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT INDICATED.
 4. COMPACT BACKFILL FOR SLAB & INTERIOR FOOTINGS THAT ARE NEAR EXTERIOR WALL.
 5. ALL STUD WALLS TO BE FASTENED TO FOUNDATION WITH 5/8" DIA. TITEN HD ANCHORS AT 32" ON CENTER WITH MIN. 6" EMBED. U.N.O.

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SOLON, IA 52333

CARLSON DESIGN TEAM

SHEET TITLE

FOOTING & FOUNDATION PLAN

DRAWN BY: MLF
CHECKED BY: SBD
APPROVED BY: SBD
JOB DATE: 5/4/2017
JOB NO: 17-187

PAGE NO.

S-101

REVISIONS
1 Date 1 Revision 1

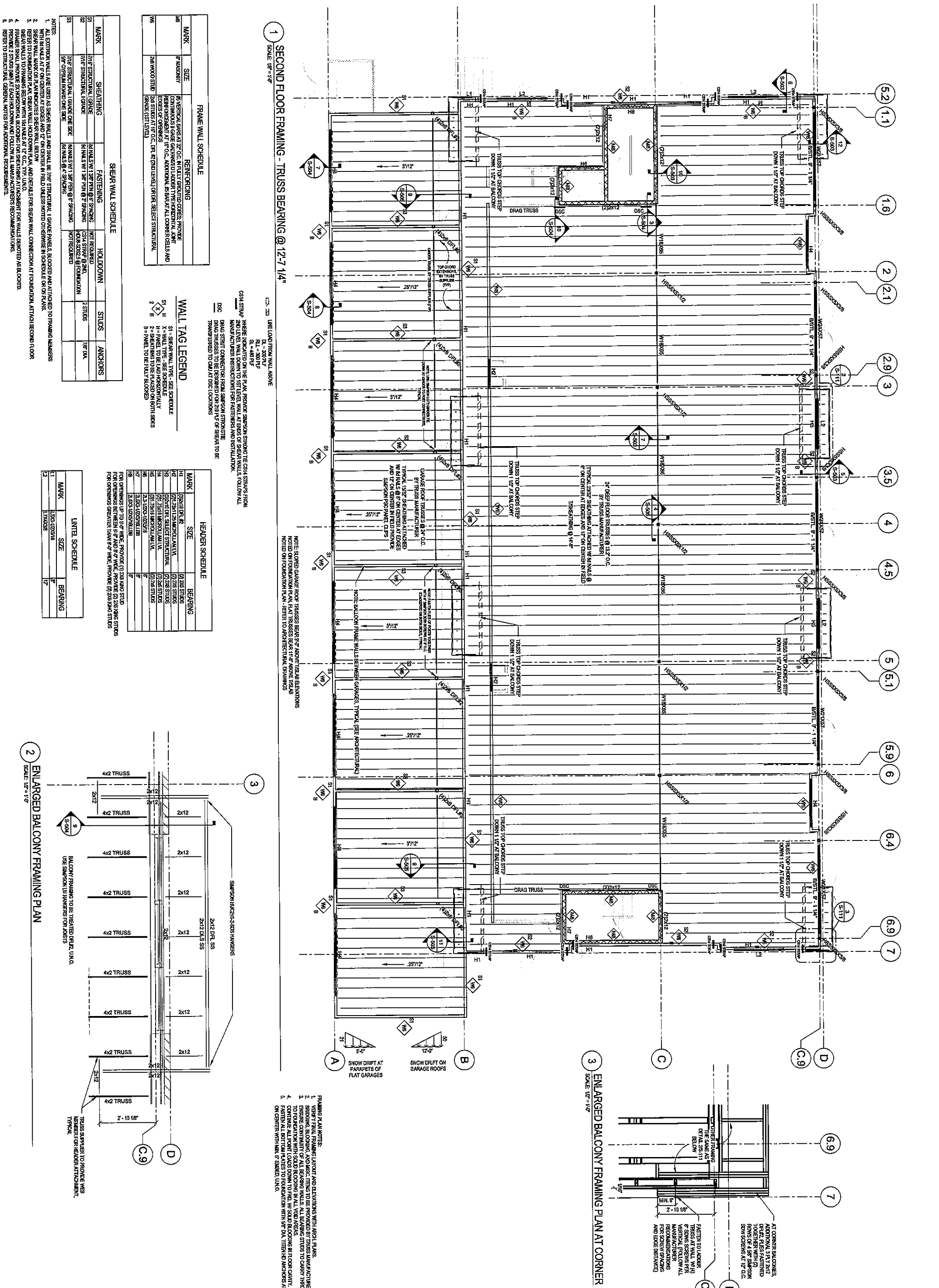
THESE PLANS ARE PROPERTY OF SELECT STRUCTURAL ENGINEERING, LLC. THESE PLANS PERTAIN TO THIS SPECIFIC PROJECT AND LOCATION. DO NOT MODIFY, ALTER OR DUPLICATE WITHOUT PRIOR AUTHORIZATION.

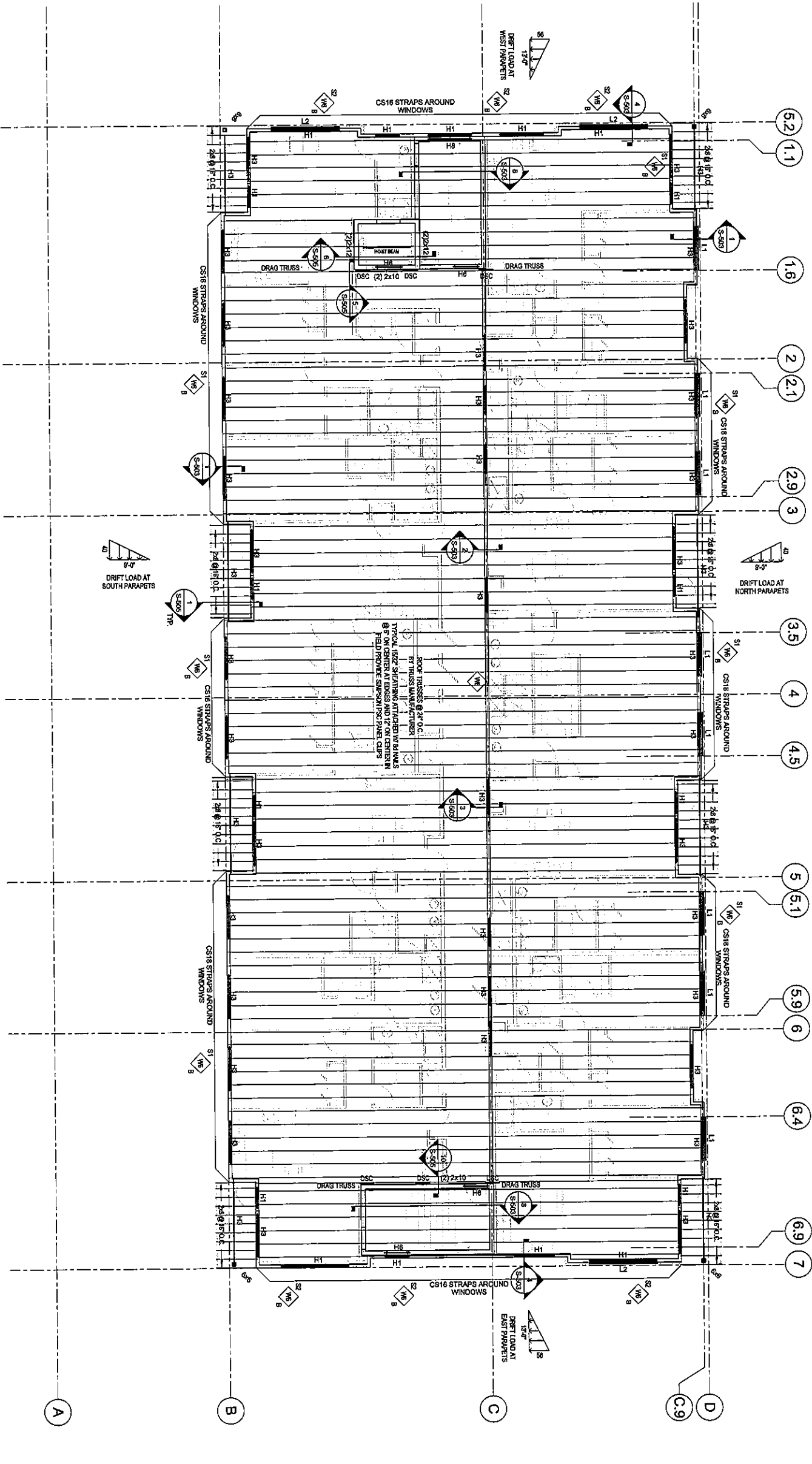
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FRAME WALL SCHEDULE		
MARK	SIZE	REINFORCING
MS	6" MASONRY	6" VERTICAL BARS AT 18" O.C. IN FULLY INSULATED CORES, PROVIDE CONTINUOUS 1/2" BARS CALICULATED UNDER TYPICAL WIND LOADS, REINFORCEMENT AT 18" O.C. HORIZONTAL BARS AT THE CORNERS, LINTLS AND SILLERS.
MS	24" WOOD STUD	BE STUDS AT 18" O.C., PER 1/2" (2X12) OR PER SELECT STRUCTURAL GRADE (2X12) LVL.

WALL TAG LEGEND

SI = SI - SHEAR WALL TYPE - SEE SCHEDULE
 H = WALL TYPE - SEE SCHEDULE
 B = PANEL TO BE Laid HORIZONTALLY
 X = SHEARWALLS TO BE PLACED ON BOTH SIDES
 B = PANEL TO BE FULLY BLOCKED

HEADER SCHEDULE		
MARK	SIZE	BEARING
H1	75x101.25	Q 206 STUDS
H2	75x101.25	Q 206 STUDS
H3	93x101.25	Q 226 STUDS
H4	93x101.25	Q 226 STUDS
H5	93x101.25	Q 226 STUDS
H6	125x125	Q 226 STUDS
H7	125x125	Q 226 STUDS
H8	125x125	Q 226 STUDS

[illegible]

UNITEL SCHEDULE		
MARK	SIZE	BEARING
L1	L593-1205/16	8"
L2	L724328	12"

1 ROOF FRAMING PLAN - TRUSS BEARING @ 23'-9 1/8"
SCALE: 1/8" = 1'-0"

DSC DRAG STRUT CONNECTOR FROM SIMPSON STRONGTIE DRAG TRUSSES TO BE DESIGNED FOR 220 PLF OF SHEAR TO BE TRANSFERRED TO CHU AT DSC LOCATIONS

1. ROOF FRAMING NOTES:
2. REFER TO PLAN, FRAMING LAYOUT AND ELEVATIONS WITH ARCH. PLANS.
3. REFER TO ARCHITECTURAL FOR PARALLEL FRAMING AND LOCATIONS.
4. VERIFY MECHANICAL UNIT LAYOUT AND LOADS WITH MECHANICAL CONTRACTOR.
5. PROVIDE HITCHES AND GROUND TIES AS REQUIRED.
6. BRACING, BLOCKING, AND WIND, TIES TO BE PROVIDED BY TRUSS MANUFACTURER.
7. VERIFY BOTTOM CHORD REQUIREMENTS WITH REFLECTING CEILING PLAN.
8. ENSURE CONTINUITY OF ALL BEARING WALLS, ALL BEARING STUDS TO CARRY THROUGH.
9. TO FOUNDATION WITH SOLID BLOCKING IN WALL AND AREAS.
10. CONTINUE ALL POINT LOADS DOWN TO F.O.D. W/ SOLID BLOCKING IN FLOOR CAVITY.

NOTES:

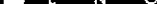
TEMPORARY BRACING. TEMPORARY BRACING CONTRACTOR SHALL BE RESPONSIBLE FOR AND INSTALL TEMPORARY BRACING TRUSSES, WALLS AND SUPPORTS AS REQUIRED DURING BUILDING CONSTRUCTION.

PERMANENT TRUSS BRACING. PERMANENT TRUSS BRACING IS ALWAYS REQUIRED. THIS SET OF STRUCTURAL DRAWINGS DOES NOT SPECIFY SPECIFIC PERMANENT TRUSS BRACING CONFIGURATIONS.

BRAKING INFORMATION:
REFERENCE SPECIALTY BUILDING COMPONENT SAFETY INFORMATION (BCSI) BOOKLET IN CONJUNCTION WITH THE BRAKING INFORMATION DEPICTED IN THE MANUFACTURED TRUSS DRAWINGS FOR REQUIRED PERMANENT TRUSS BRAKING CONFIGURATIONS.

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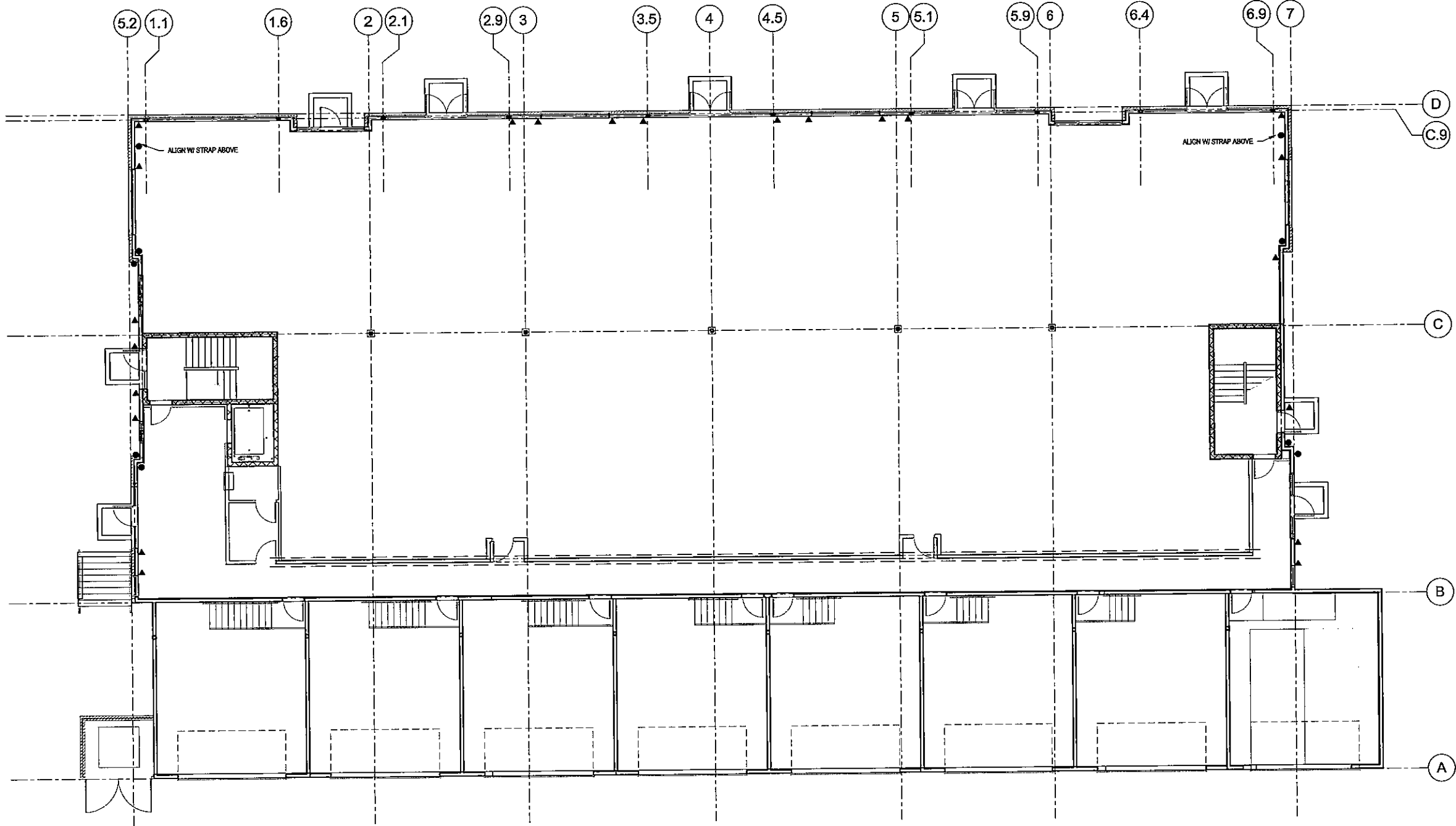
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 CARLSON DESIGN T

SHEET TITLE
FRAMING PLAN

DRAWN BY: MLF
CHECKED BY: SBD
APPROVED BY: SBD
JOB DATE: 5/4/2017
JOB NO: 17-187

S-112



1 SHEAR WALL HOLD DOWN PLAN
SCALE: 1/8" = 1'-0"

- ▲ SIMPSON STRONG TIE HOLD DOWN HDL2-SDS2.5
1/8" DIA. ANCHOR, EMBED 12" WITH HLT HIT-RE 500 OR SIMPSON SET EPOXY
- SIMPSON STRONG TIE HOLD DOWN HDL2-SDS2.5
5/8" DIA. ANCHOR, EMBED 8" WITH HLT HIT-RE 500 OR SIMPSON SET EPOXY

- NOTES:
1. POSITION HOLD DOWN AT ENDS OF WALLS AND EDGES OF OPENINGS WHERE INDICATED ON PLAN
 2. FOLLOW ALL MANUFACTURER INSTRUCTIONS FOR INSTALLATION

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SHEAR WALL PLAN

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JOB DATE: 5/4/2017
JOB NO: 17-187

PAGE NO.

S-401

REVISIONS

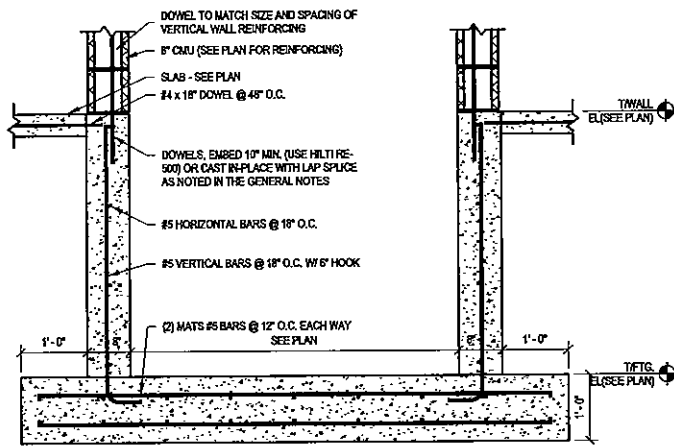
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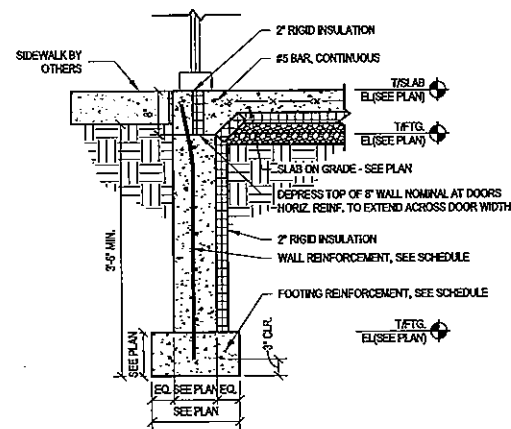
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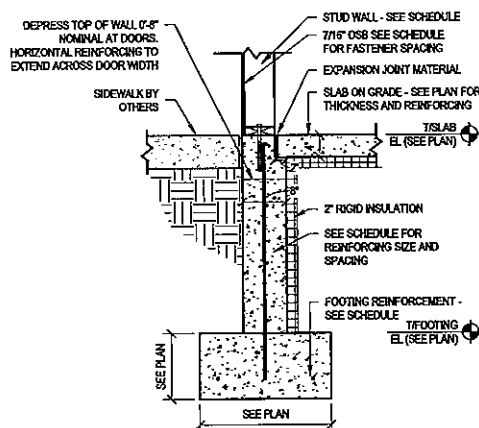
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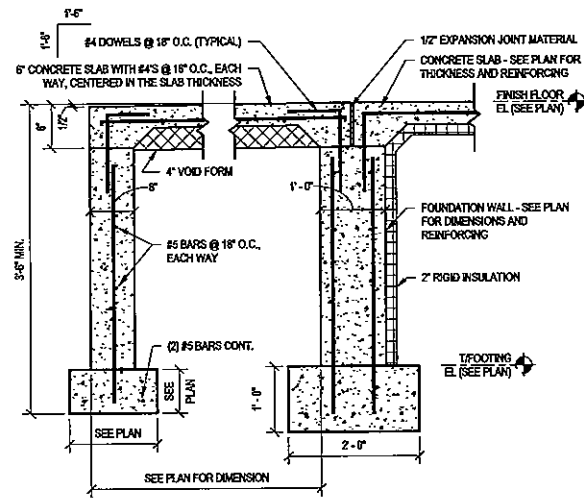
1 ELEVATOR PIT DETAIL
SCALE: 3/4" = 1'-0"



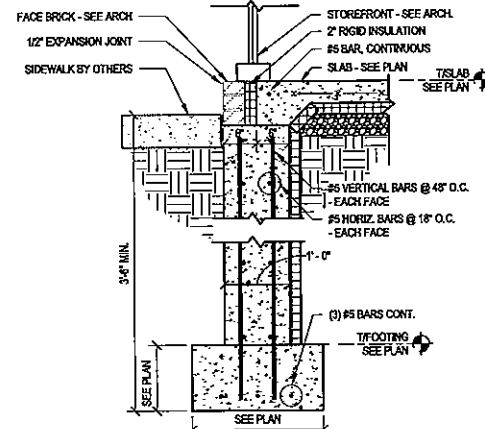
5 8" FOUNDATION WALL DETAIL AT STOREFRONT
SCALE: 3/4" = 1'-0"



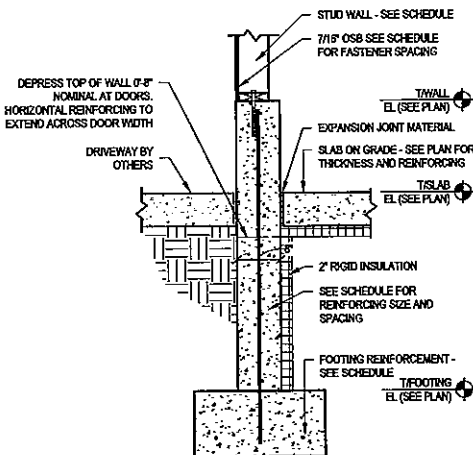
9 FOUNDATION WALL DETAIL AT SIDING
SCALE: 3/4" = 1'-0"



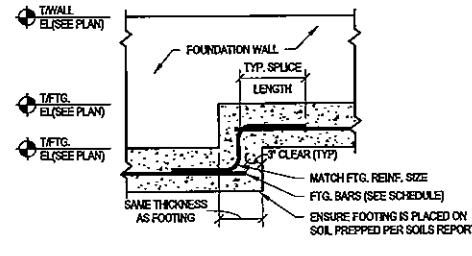
2 TYPICAL STOOP SECTION
SCALE: 3/4" = 1'-0"



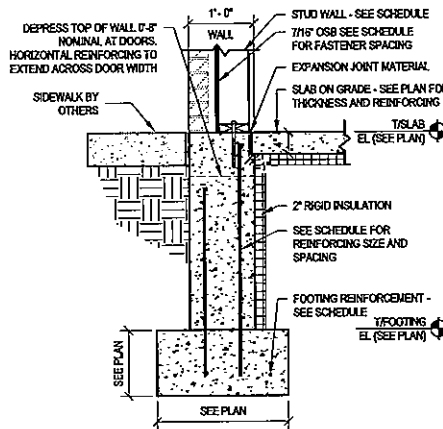
6 12" FOUNDATION WALL DETAIL AT STOREFRONT 01
SCALE: 3/4" = 1'-0"



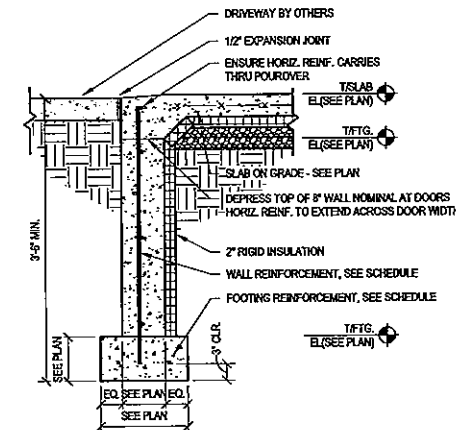
10 FOUNDATION WALL DETAIL AT GARAGES
SCALE: 3/4" = 1'-0"



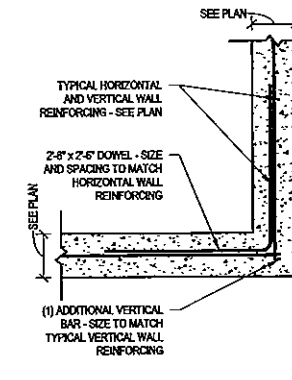
3 TYPICAL STEPPED FOOTING
SCALE: 3/4" = 1'-0"



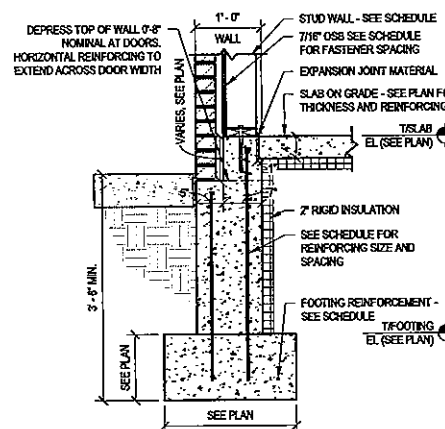
7 FOUNDATION WALL DETAIL - TYPICAL
SCALE: 3/4" = 1'-0"



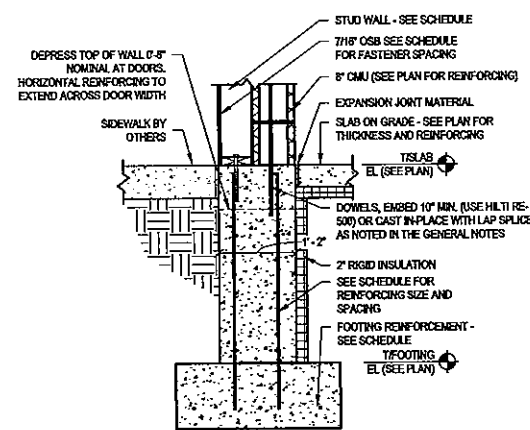
11 FOUNDATION WALL SECTION AT OVERHEAD DOORS
SCALE: 3/4" = 1'-0"



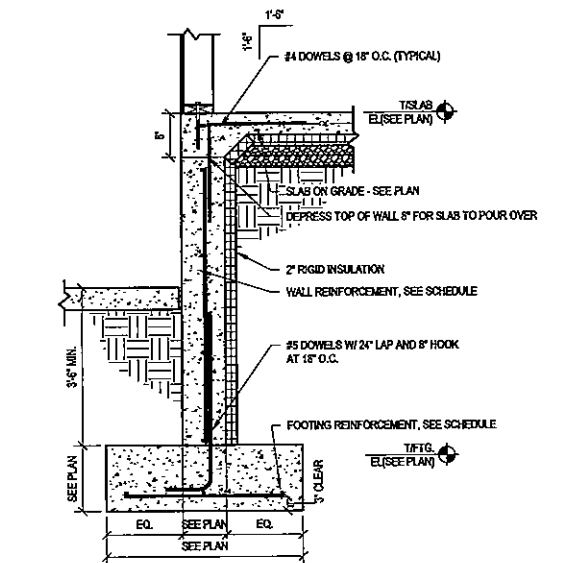
4 TYPICAL CONCRETE WALL CORNER DETAIL
SCALE: 3/4" = 1'-0"



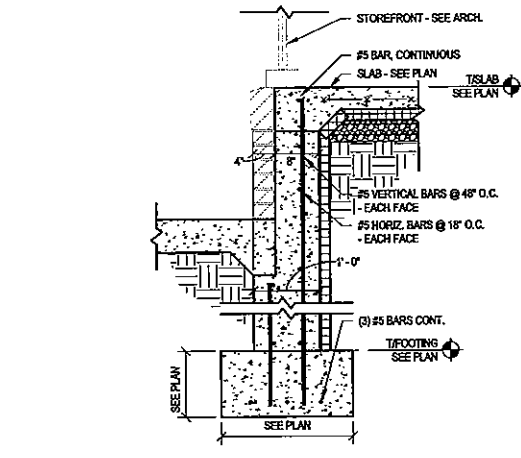
8 FOUNDATION WALL DETAIL W/ BRICK LEDGE
SCALE: 3/4" = 1'-0"



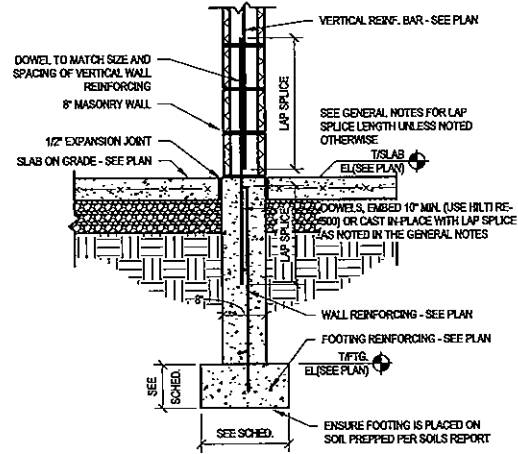
12 FOUNDATION WALL DETAIL AT STUD WALL/CMU
SCALE: 3/4" = 1'-0"



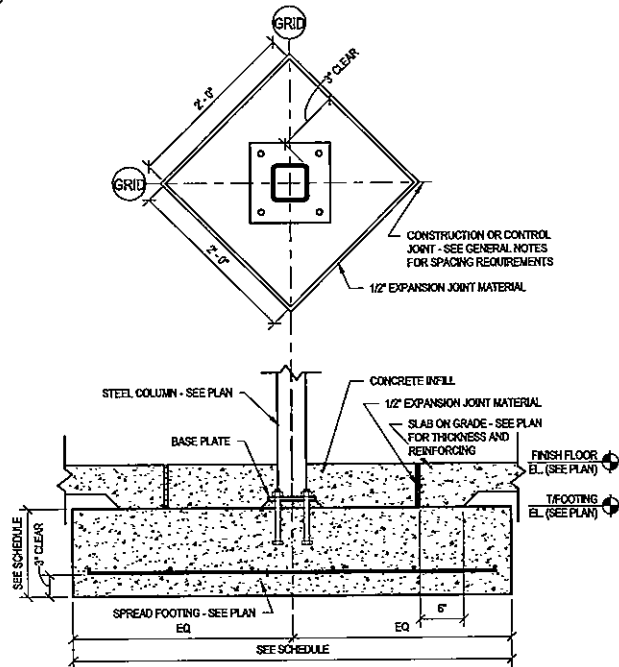
1 FOUNDATION WALL SECTION AT CORRIDOR/GARAGES
SCALE: 3/4" = 1'-0"



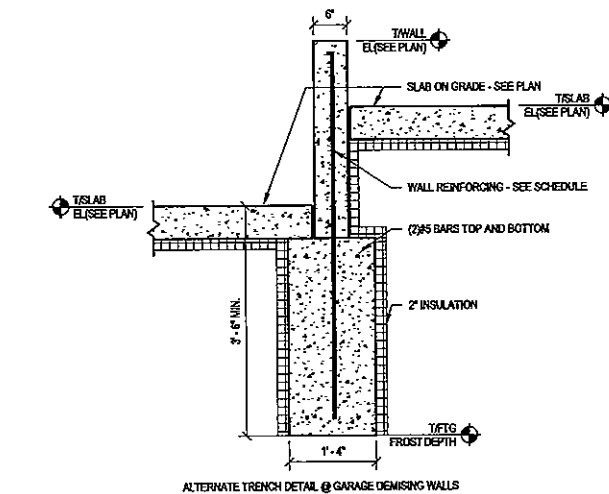
2 DETAIL AT STAIRS
SCALE: 3/4" = 1'-0"



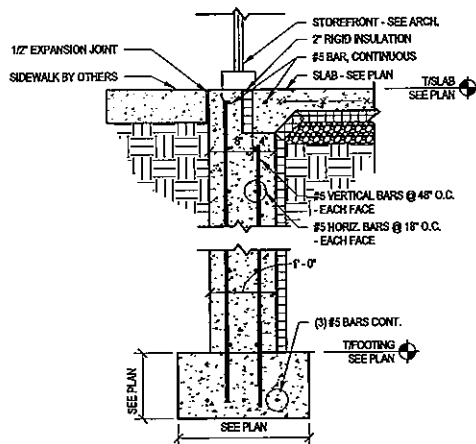
5 MASONRY BEARING ON CONCRETE FOUNDATION
SCALE: 3/4" = 1'-0"



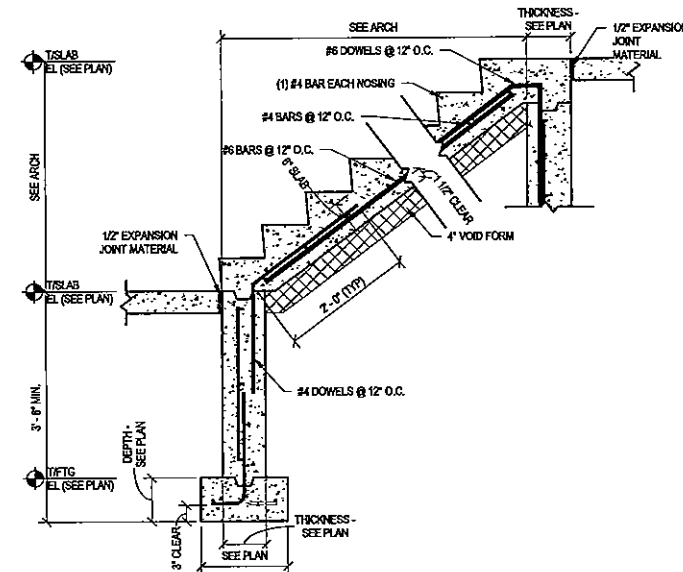
6 INTERIOR SPREAD FOOTING
SCALE: 1" = 1'-0"



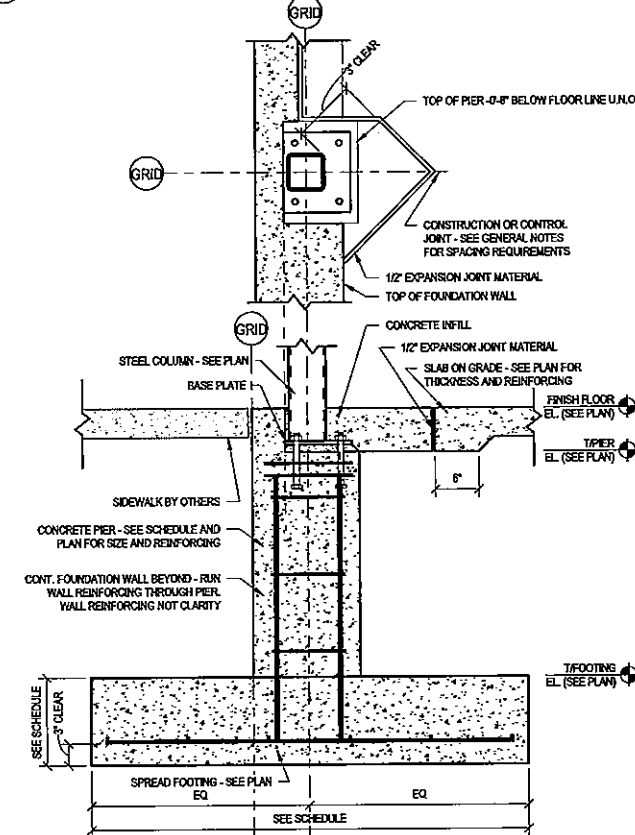
10 ALTERNATE FOUNDATION DETAIL
SCALE: 3/4" = 1'-0"



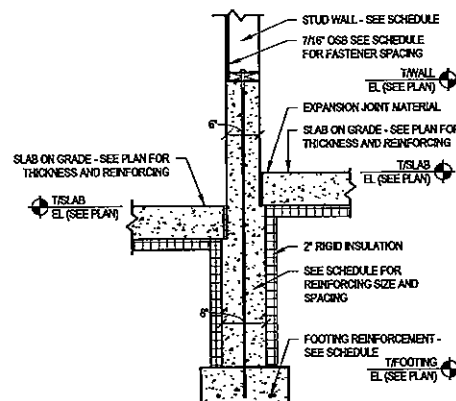
11 12" FOUNDATION WALL DETAIL AT STOREFRONT 02
SCALE: 3/4" = 1'-0"



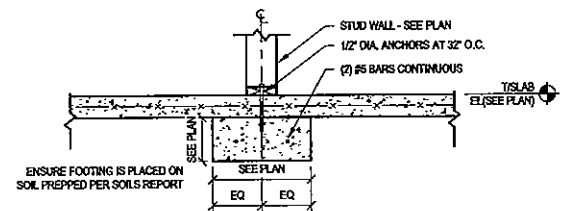
3 TYPICAL STAIR SECTIONS
SCALE: 3/4" = 1'-0"



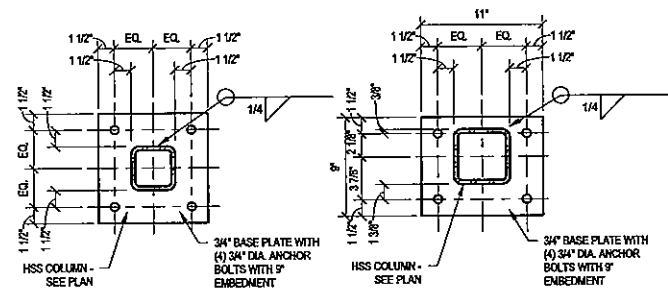
7 SPREAD FOOTING AT EXTERIOR
SCALE: 1" = 1'-0"



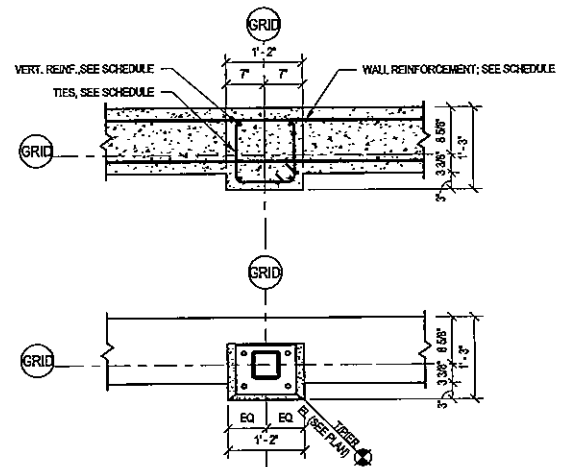
12 FOUNDATION WALL DETAIL BETWEEN GARAGES
SCALE: 3/4" = 1'-0"



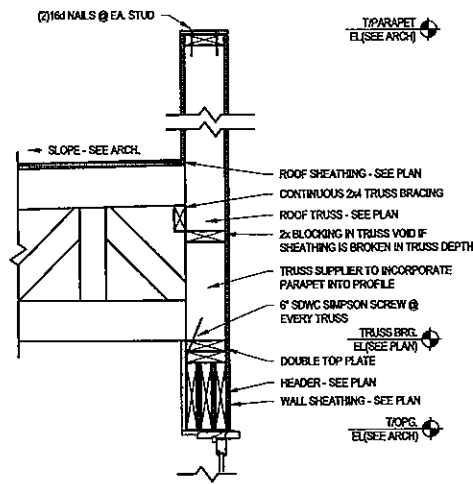
4 INTERIOR BEARING WALL FOOTING
SCALE: 3/4" = 1'-0"



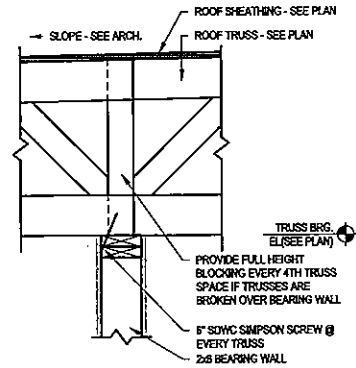
8 TYPICAL HSS COLUMN BASE PLATE DETAIL
SCALE: 1 1/2" = 1'-0"



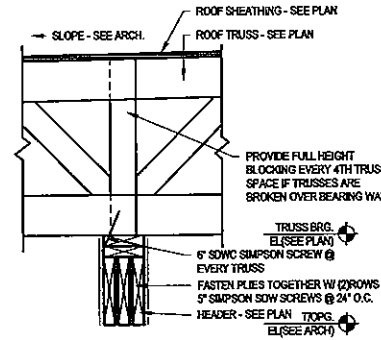
9 PIER DETAIL
SCALE: 3/4" = 1'-0"



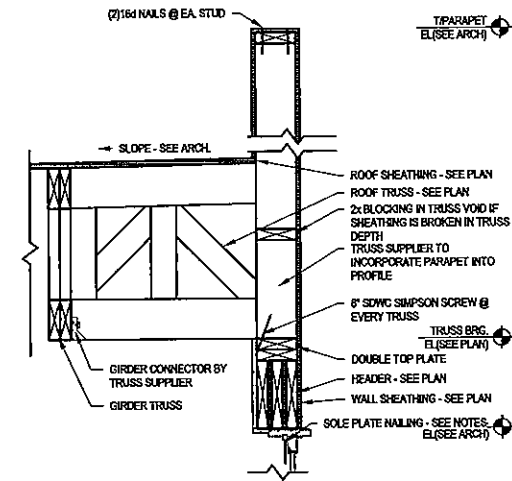
1 EXT. WALL FRAMING @ BEARING WALL
SCALE: 1" = 1'-0"



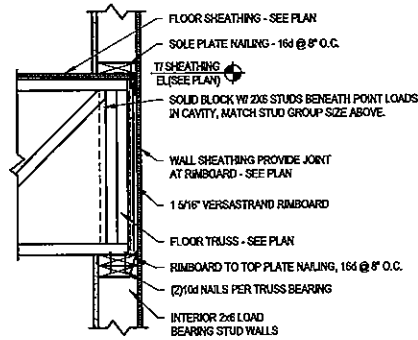
2 CORRIDOR BEARING WALL @ ROOF
SCALE: 1" = 1'-0"



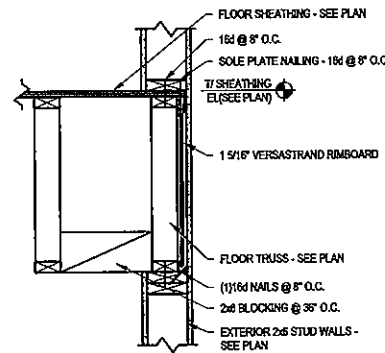
3 CORRIDOR BEARING WALL @ ROOF HEADER
SCALE: 1" = 1'-0"



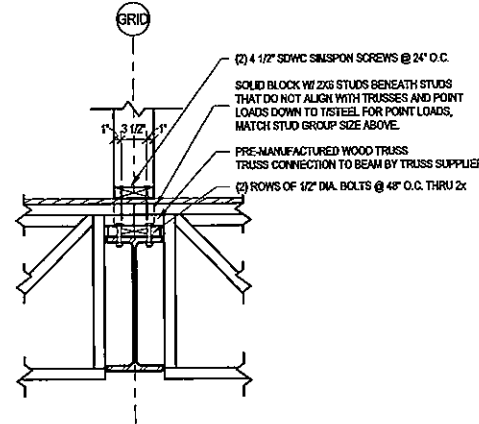
4 EXT. WALL FRAMING @ NON-BEARING WALL
SCALE: 1" = 1'-0"



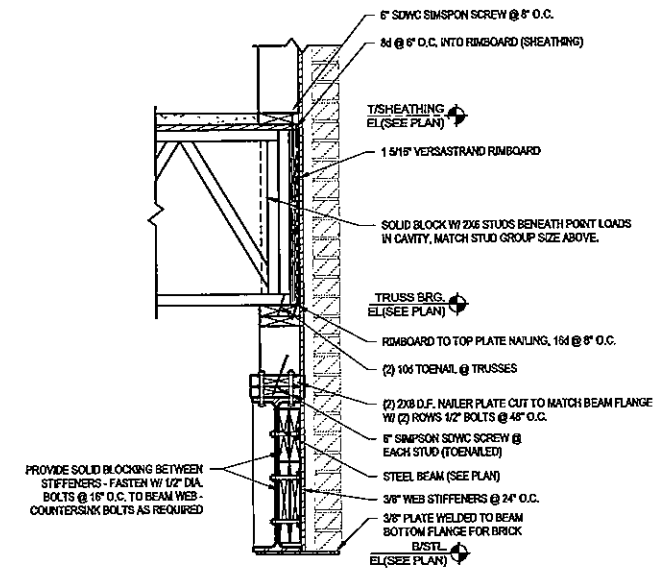
5 FLOOR TRUSS EXTERIOR BEARING WALL 01
SCALE: 1" = 1'-0"



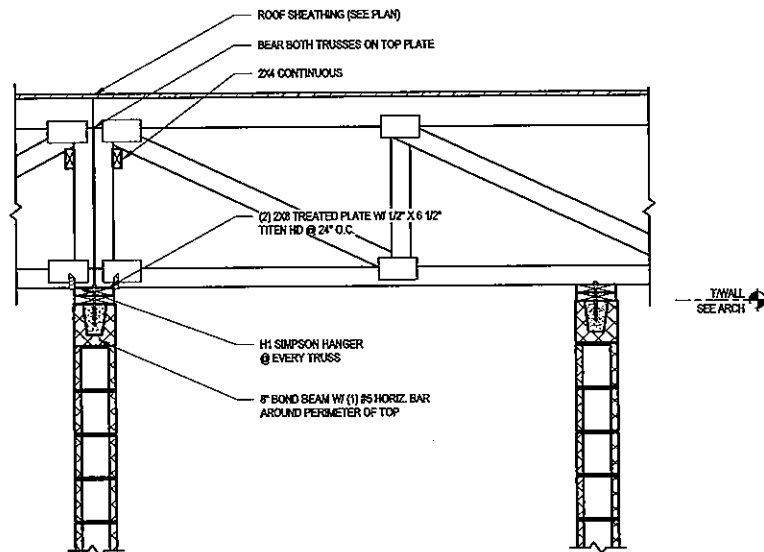
6 FLOOR TRUSS NON-BEARING
SCALE: 1" = 1'-0"



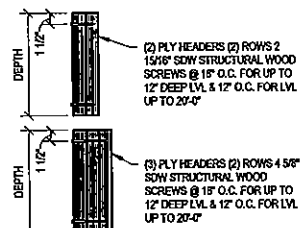
7 TRUSS BEARING ON STEEL BEAM
SCALE: 1" = 1'-0"



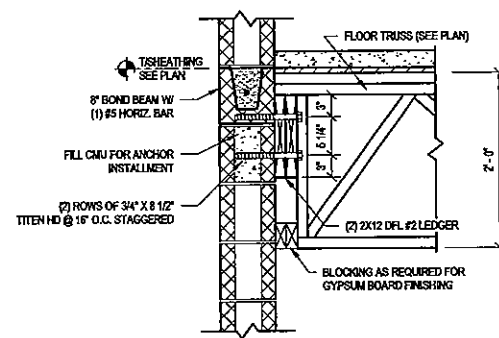
12 BEARING WALL ON STEEL
SCALE: 1" = 1'-0"



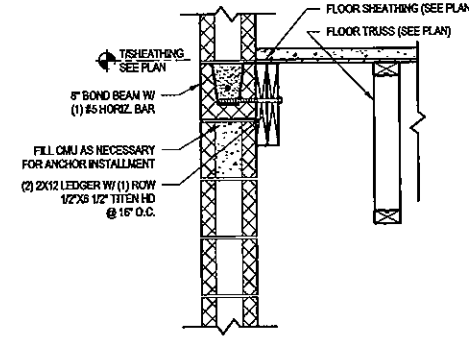
8 TRUSS BEARING AT STAIR TOWERS
SCALE: 3/4" = 1'-0"



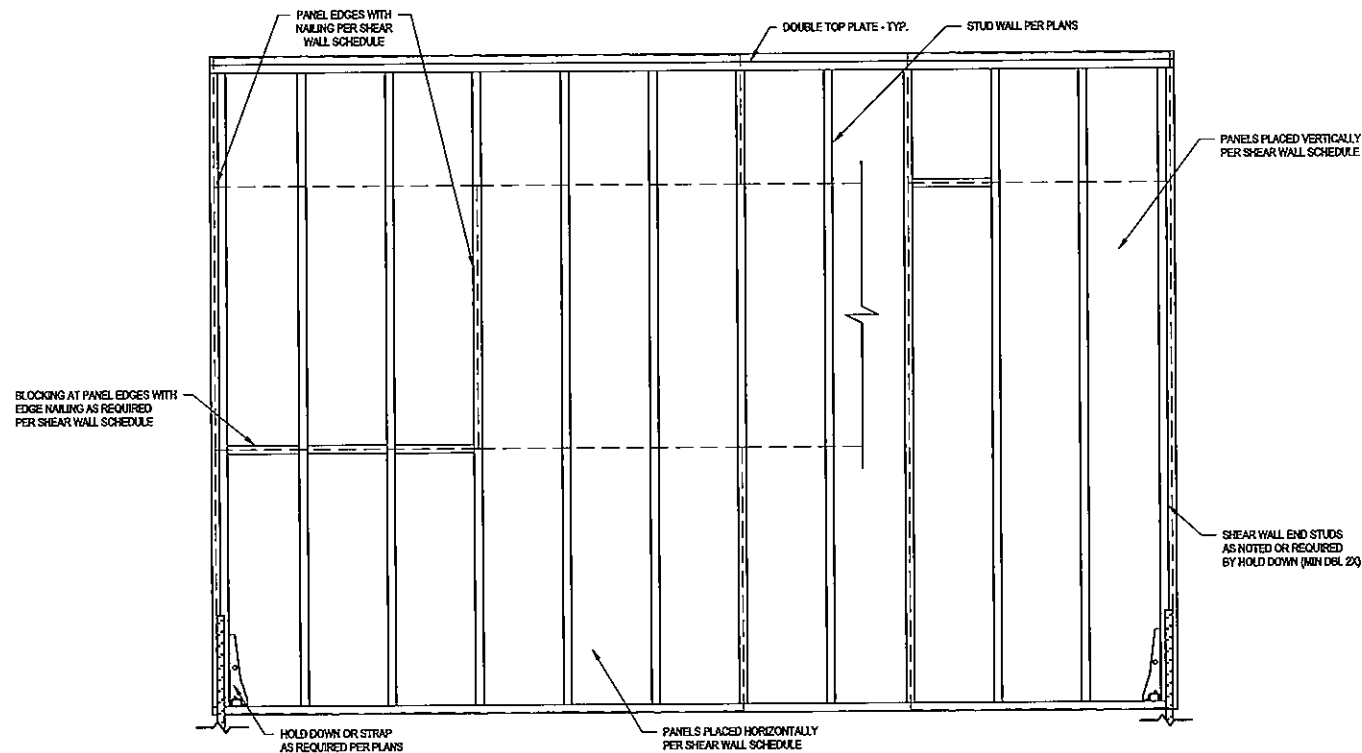
9 LVL HEADER FASTENING DETAIL
SCALE: 1" = 1'-0"



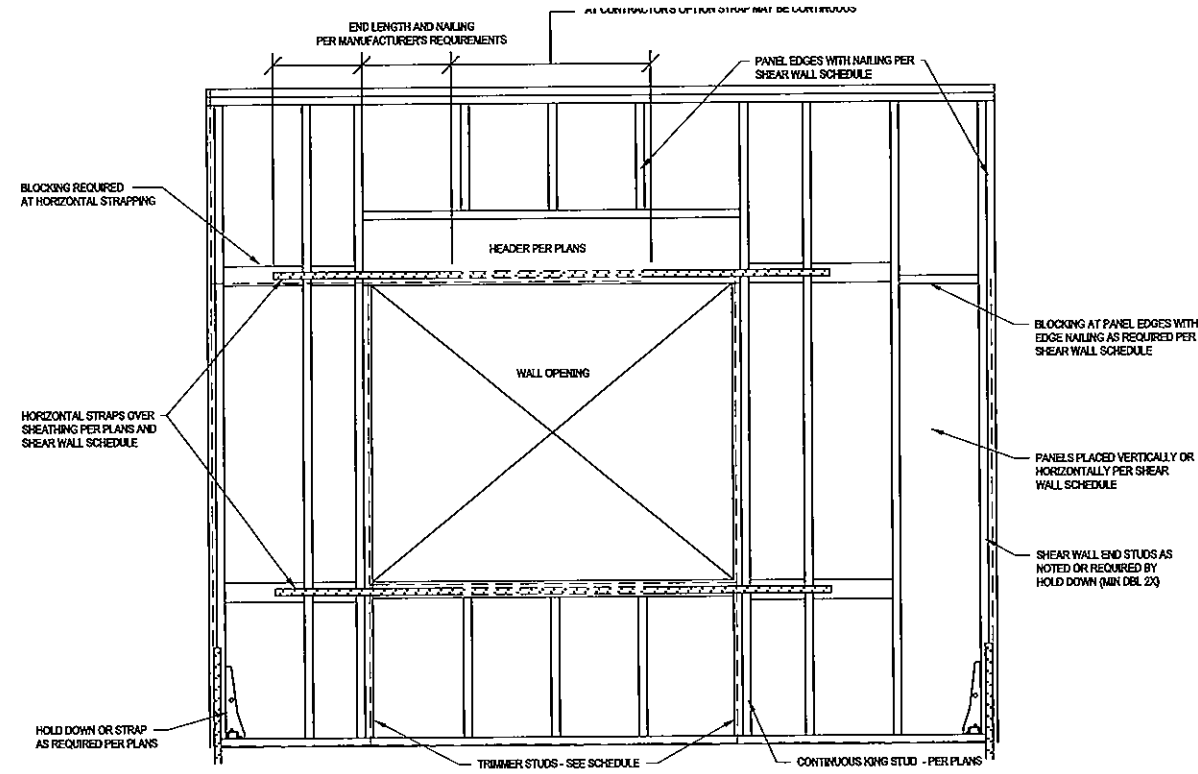
10 LEDGER DETAIL
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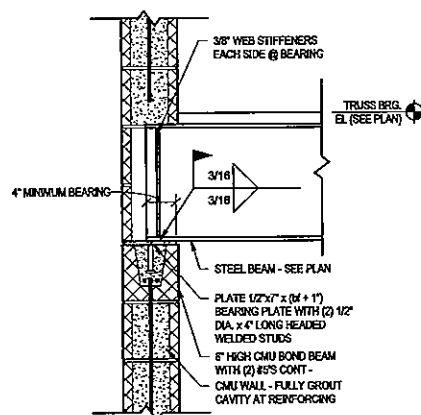
11 LEDGER DETAIL NON-BEARING
SCALE: 1" = 1'-0"



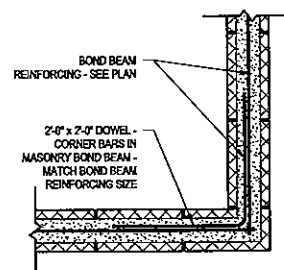
1 TYPICAL SHEAR WALL
SCALE: 3/4" = 1'-0"



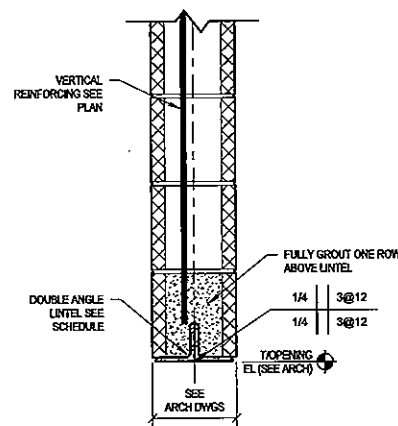
2 TYPICAL SHEAR WALL WITH OPENING
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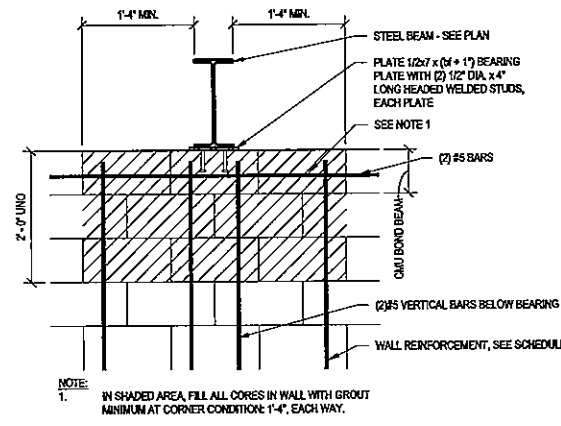
3 TYPICAL BEAM BEARING ON MASONRY 1
SCALE: 1" = 1'-0"



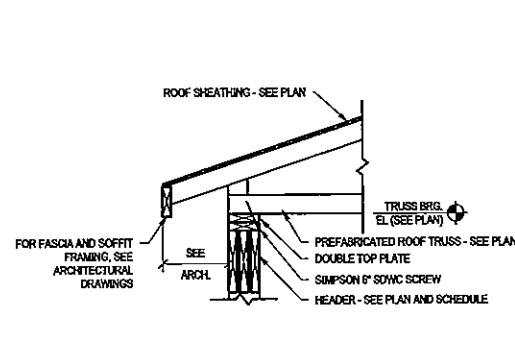
4 TYPICAL CMU WALL CORNER DETAIL
SCALE: 3/4" = 1'-0"



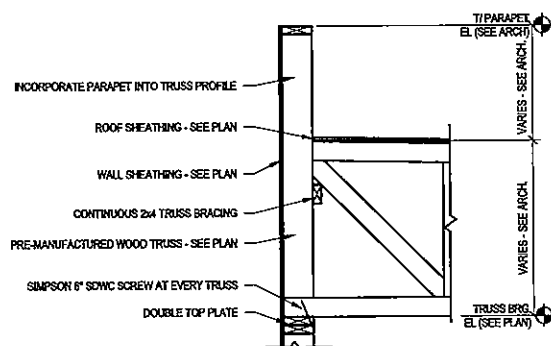
5 LINTEL DETAIL 3
SCALE: 1 1/2" = 1'-0"



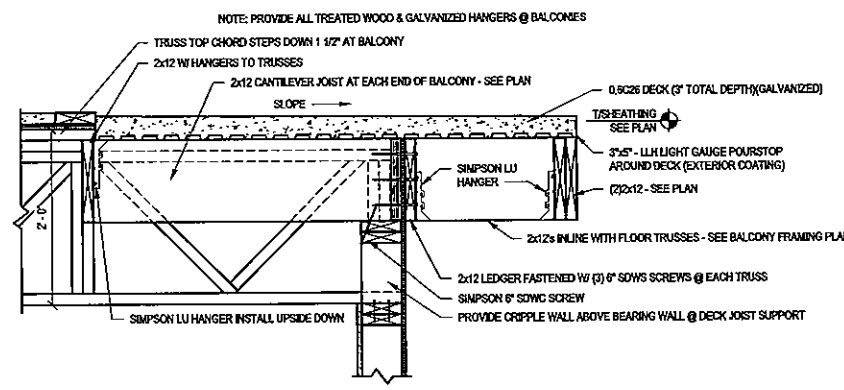
6 TYPICAL BEAM BEARING ON MASONRY 2
SCALE: 3/4" = 1'-0"



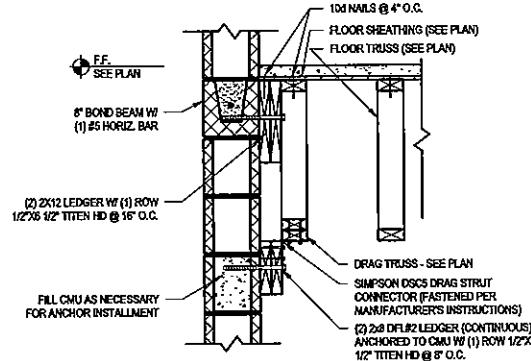
7 TYPICAL TRUSS BEARING AT HEADER - GARAGES
SCALE: 3/4" = 1'-0"



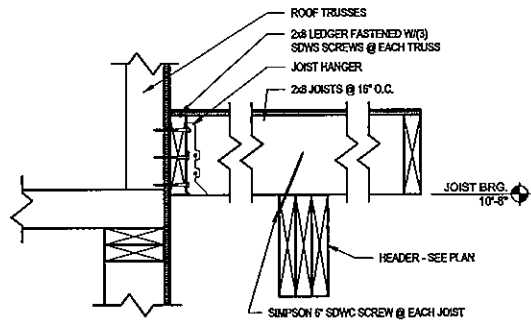
8 TRUSS BEARING AT EXTERIOR WALL - GARAGES
SCALE: 3/4" = 1'-0"



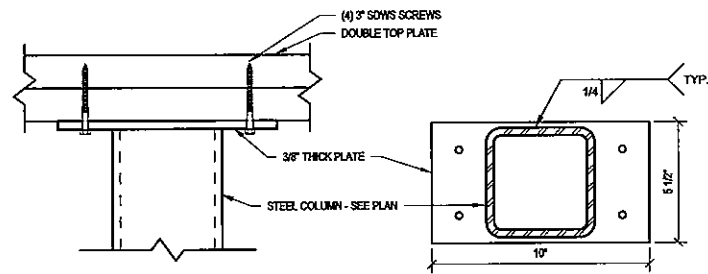
9 BALCONY FRAMING SECTION
SCALE: 1" = 1'-0"



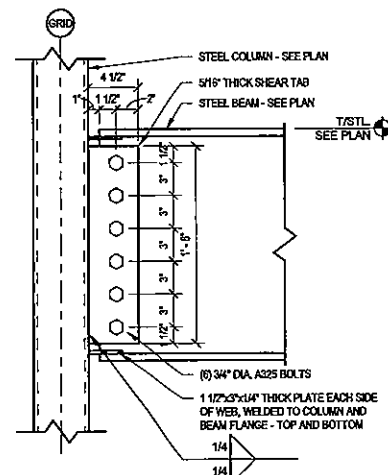
10 SHEAR TRANSFER DETAIL AT DRAG TRUSS
SCALE: 1" = 1'-0"



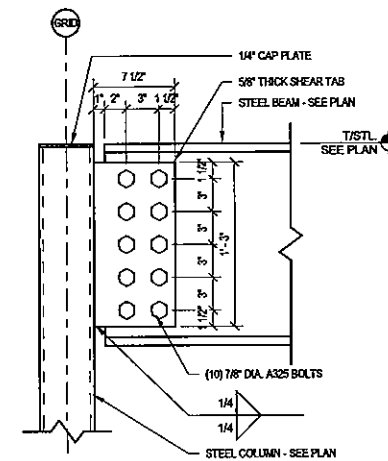
1 BALCONY CANOPY FRAMING
SCALE: 1 1/2" = 1'-0"



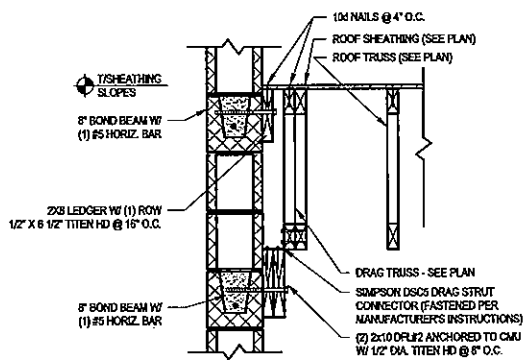
2 STOREFRONT COLUMN TOP CONNECTION
SCALE: 3" = 1'-0"



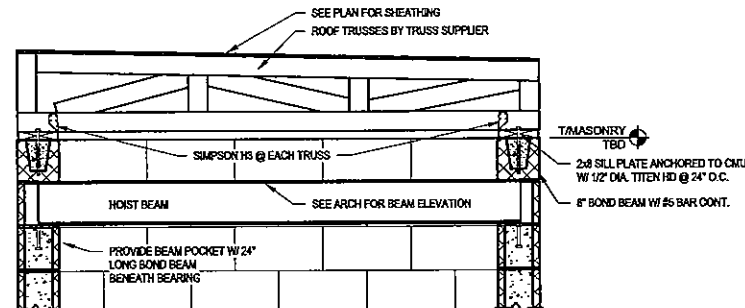
3 STOREFRONT STEEL BEAM SHEAR CONNECTION
SCALE: 1 1/2" = 1'-0"



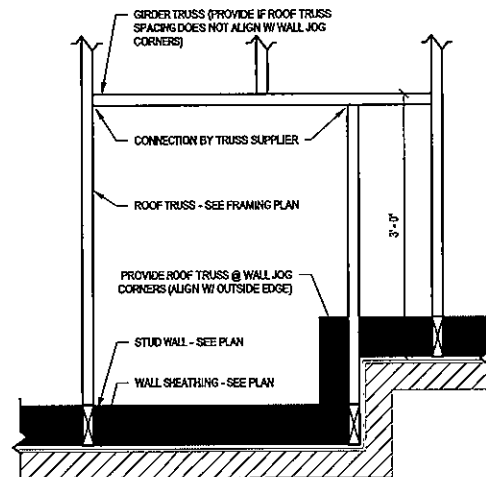
4 W18 SHEAR CONNECTION
SCALE: 1 1/2" = 1'-0"



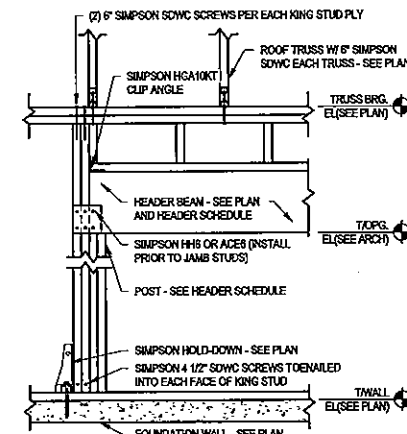
5 SHEAR TRANSFER DETAIL AT ROOF DRAG TRUSS AT WEST STAIR/ELEVATOR
SCALE: 1" = 1'-0"



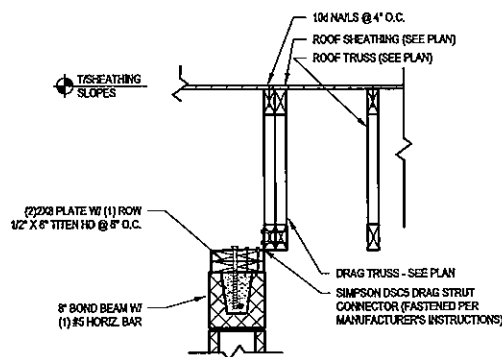
6 ELEVATOR TRUSS BEARING 02
SCALE: 3/4" = 1'-0"



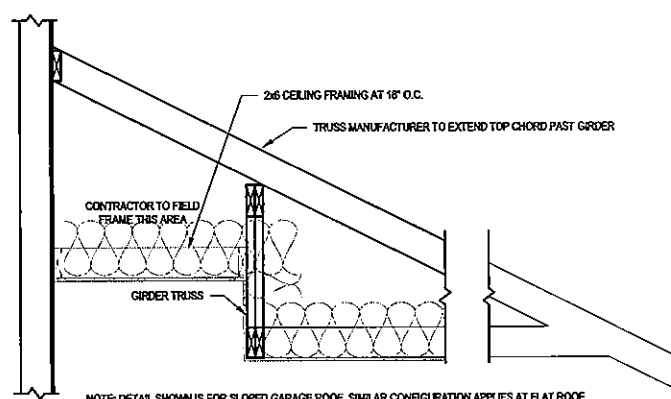
7 WALL JOG DETAIL
SCALE: 1" = 1'-0"



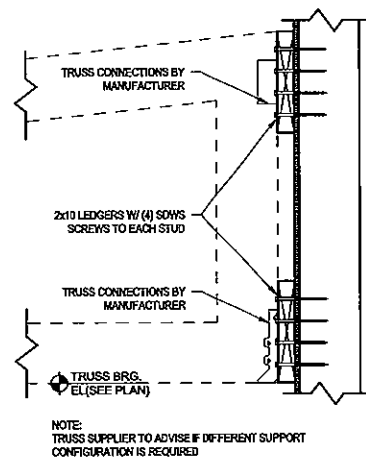
8 TYPICAL HEADER DETAIL OPENINGS ≥ 8'-0"
SCALE: 3/4" = 1'-0"



10 SHEAR TRANSFER AT ROOF DRAG TRUSS @ EAST STAIR
SCALE: 1" = 1'-0"



9 GARAGE ROOF TRUSS DETAIL
SCALE: 3/4" = 1'-0"



11 EAST GARAGE ROOF TRUSS CONNECTION
SCALE: 1 1/2" = 1'-0"

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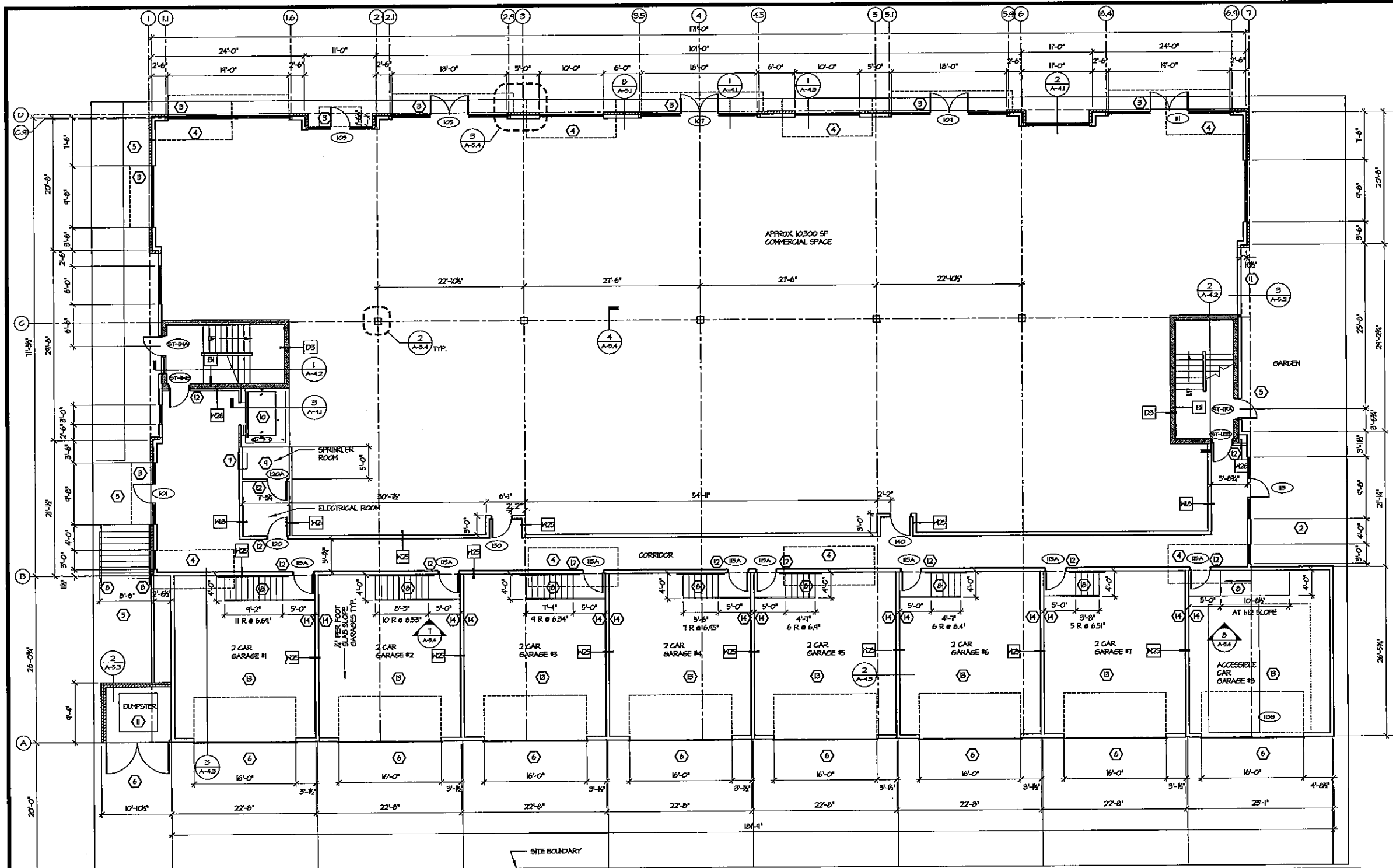
REVISIONS

THESE PLANS ARE PROPERTY OF SELECT STRUCTURAL ENGINEERING, LLC
THESE PLANS PERTAIN TO THIS SPECIFIC PROJECT AND LOCATION.
DO NOT MODIFY, ALTER OR REPRODUCE WITHOUT PRIOR AUTHORIZATION.

SOLON MAIN STREET
121 W MAIN STREET
SOLON, IA 52333
CARLSON DESIGN TEAM
SHEET TITLE

DETAILS

DRAWN BY: MLF
CHECKED BY: SBD
APPROVED BY: SBD
JOB DATE: 5/4/2017
JOB NO: 17-187
PAGE NO. S-505



CONST. PLAN GENERAL NOTES

1. STEEL COLUMNS AND BEAMS SHALL BE 1 HR FIRE RESISTANT. SEE DETAILS ON SHEET A-3.4 FOR MORE INFORMATION.
2. SEE ENLARGED RESIDENTIAL UNIT PLANS ON SHEETS A-2.1 THRU A-2.5 FOR MORE DETAILED INFORMATION.
3. TYPICAL DIMENSIONS ARE TO FACE OF STUD AT INTERIOR LOCATIONS AND FACE OF SHEATHING OR MASONRY AT EXTERIOR LOCATIONS UNLESS NOTED OTHERWISE.
4. DOORS TO BE LOCATED AS SHOWN ON DRAWINGS, 3" OFF ADJOINING WALL OR CENTERED ON WALL OR AS NOTED OTHERWISE.
5. PROVIDE FIRE BLOCKING IN CONCRETE WALL CONSTRUCTION VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'. FIRE BLOCKING SHALL BE 2" NOMINAL LUMBER, U.L. APPROVED BATTIS OR BLANKETS MAY BE USED AT HORIZONTAL PLACES.
6. PROVIDE FIRE STOP SYSTEMS AT ALL POINTS OF PENETRATIONS OF FIRE RESISTANT FLOOR, FLOOR/CEILING AND WALL ASSEMBLIES. SEE SHEET 6-1.1 FOR MORE INFORMATION.
7. ALL BUILDING ENTRANCES/EXITS SHALL BE ACCESSIBLE. EXTERIOR WALKS AT DOOR LOCATIONS SHALL SLOPE 1:50 MAX WITHIN 60" OF DOOR. THE TOP OF PAVING SHALL BE 1/2" MAX BELOW THE INTERIOR FINISH FLOOR.

ROOM FINISHES

- ALL FINISHES SHALL BE OWNER APPROVED PRIOR TO INSTALLATION.
- EXPOSED CONCRETE FLOORS SHALL BE SEALED.
- PROVIDE 1/2" VINYL COMPOSITION TILE AT DWELLING UNIT UTILITY ROOMS.
- ALL WALL AND CEILING AREAS THAT RECEIVE GYPSUM BOARD SHALL BE PRIMED AND FINISHED WITH (2) COATS OF PAINT. PROVIDE SEMI-GLOSS PAINT AT ALL BATH, TOILET ROOMS AND OTHER WET LOCATIONS.

GROUND FLOOR KEY NOTES

- (1) WALL MOUNTED GAS METERS STACKED (2) HIGH AT 12" O.C.
- (2) ELECTRICAL METERS, SWITCH GEAR IN APPROVED EXTERIOR CABINETS AND TRANSFORMER ON PAD
- (3) PROJECTED FABRIC CANOPY STRUCTURE ABOVE BALCONY STRUCTURE ABOVE
- (4) CONCRETE WALK - SEE CIVIL DRAWINGS
- (5) CONCRETE DRIVE - SEE CIVIL DRAWINGS
- (6) MAILBOXES - SEE ELEVATION 2/A-1.1
- (7) GUARDRAIL AND RAILING (RAILING ONLY ON BUILDING SIDE). SEE DETAIL 3/A-3.2, RAILING EXTEND 12" PAST STAIR EDGE ON HALL SIDE (TYP)
- (8) FLOOR DRAIN TIED INTO SANITARY SEWER.
- (9) ELEVATOR SUMP PUMP AND PIT - COORDINATE EXACT LOCATIONS WITH ELEVATOR CONTRACTOR.
- (10) BRICK DUMPSTER ENCLOSURE WITH DOORS. SEE EXTERIOR ELEVATIONS AND DETAILS 2/A-5.3.
- (11) PROVIDE ROOM SIGNAGE AT LOCATIONS AS REQUIRED. SEE SHEET A-6.6
- (12) GARAGE TO BE FINISHED WITH INSULATION, GYPSUM BOARD, PAINT, WALL BASE, LIGHTING AND ELECTRICAL OUTLETS. GARAGE ELECTRICAL TO BE METERED TO CORRESPONDING RESIDENTIAL UNIT.
- (13) PROVIDE PAINTED HOOD TRIM TO MATCH HALL COLOR AROUND FOUNDATION DUMPST.

EXTERIOR DIMENSIONS SHOWN ON THIS SHEET ARE TO OUTSIDE OF STUD UNLESS NOTED OTHERWISE.

Project Name:

121 ON MAIN

SOLON, IA

Owner Project Number:

CDT Project Number:
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Consultants:

Sheet Title:

GROUND FLOOR
CONSTRUCTION
PLAN

Number	Date	Description
1	4-4-2017	Foundation Permit
2	4-7-2017	DD DOCS
3	4-14-2017	2nd Fl. Revision
4	4-18-2017	DRAFT
5	5-4-2017	PERMIT SET
6	7-13-17	Revision-roof drain
7	7-18-17	Revision 3-dims

Drawn By: Checked By:

JMC RCC

Sheet Number:

A-1.1

1 GROUND FLOOR CONSTRUCTION PLAN

SCALE: 1/8" = 1'-0"

PUBLIC AREAS DOOR HARDWARE

- NOTES:
- ALL HARDWARE FOR ALUMINUM DOORS SHALL BE BY THE DOOR MANUFACTURER.
 - ALL HARDWARE FOR OVERHEAD DOOR SHALL BE BY THE OVERHEAD DOOR MANUFACTURER.
 - PROVIDE ADA COMPLIANT LEVERS ON ALL SLIDING DOORS EXCEPT AS OTHERWISE NOTED.
 - OPERABLE PARTS ON DOOR HARDWARE, HANDLES, PULLS, LATCHES AND LOCKS SHALL BE 34" MIN. AND 48" MAX. A.F.F.

- A - 1 1/2" PAIR BUTT HINGES
- 1 FULL
- PANG PUSH BAR (EXIT DEVICE)
- CYLINDER LOCKSET
- CLOSER
- ADA COMPLIANT THRESHOLD
- HEATHERSTRIP

- B - 1 1/2" PAIR BUTT HINGES
- STORE ROOM LOCK
- CLOSER
- ADA COMPLIANT THRESHOLD
- HEATHERSTRIP

- C - 1 1/2" PAIR BUTT HINGES
- PASSAGE LATCH
- CLOSER
- HALL STOP

- D - 3 PAIR BUTT HINGES
- 2 FULL
- PANG PUSH BAR (EXIT DEVICE)
- CYLINDER LOCKSET
- CLOSER
- ADA COMPLIANT THRESHOLD
- HEATHERSTRIP
- (PROVIDE 2 SETS AT PAIRED DOORS)

- E - 1 1/2" PAIR BUTT HINGES
- STORE ROOM LOCK
- HALL STOP
- CLOSER

- F - OVERHEAD DOOR TRACK
- OVERHEAD DOOR MOUNTING HARDWARE
- HEATHERSTRIPPING
- ELECTRIC DOOR OPERATOR

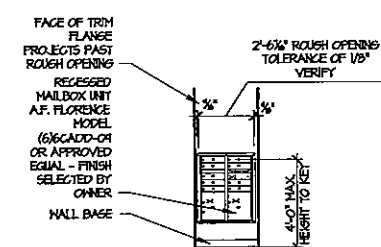
MATERIAL LEGEND

- SG - PRE-HUNG SOLID CORE WOOD DOOR - STAINED AND SEALED
- TS6 - TEMPERED SAFETY GLAZING.
- TF6 - TEMPERED FIRE GLASS
- HM - INSULATED HOLLOW METAL DOOR.
- HMR - PRE-FINISHED HOLLOW METAL DOOR AND RED-FRAME
- IT6 - INSULATED TEMPERED GLASS
- ALUM - CLEAR ANODIZED ALUMINUM
- OD - INSULATED METAL OVERHEAD DOOR - PRE-FINISHED
- WD - WOOD FRAME
- HM - HOLLOW METAL

- NOTES:
1. PAINT DOOR TO MATCH SIDING COLOR.
 2. GARAGE DOOR TO HAVE POWER OPERATOR.

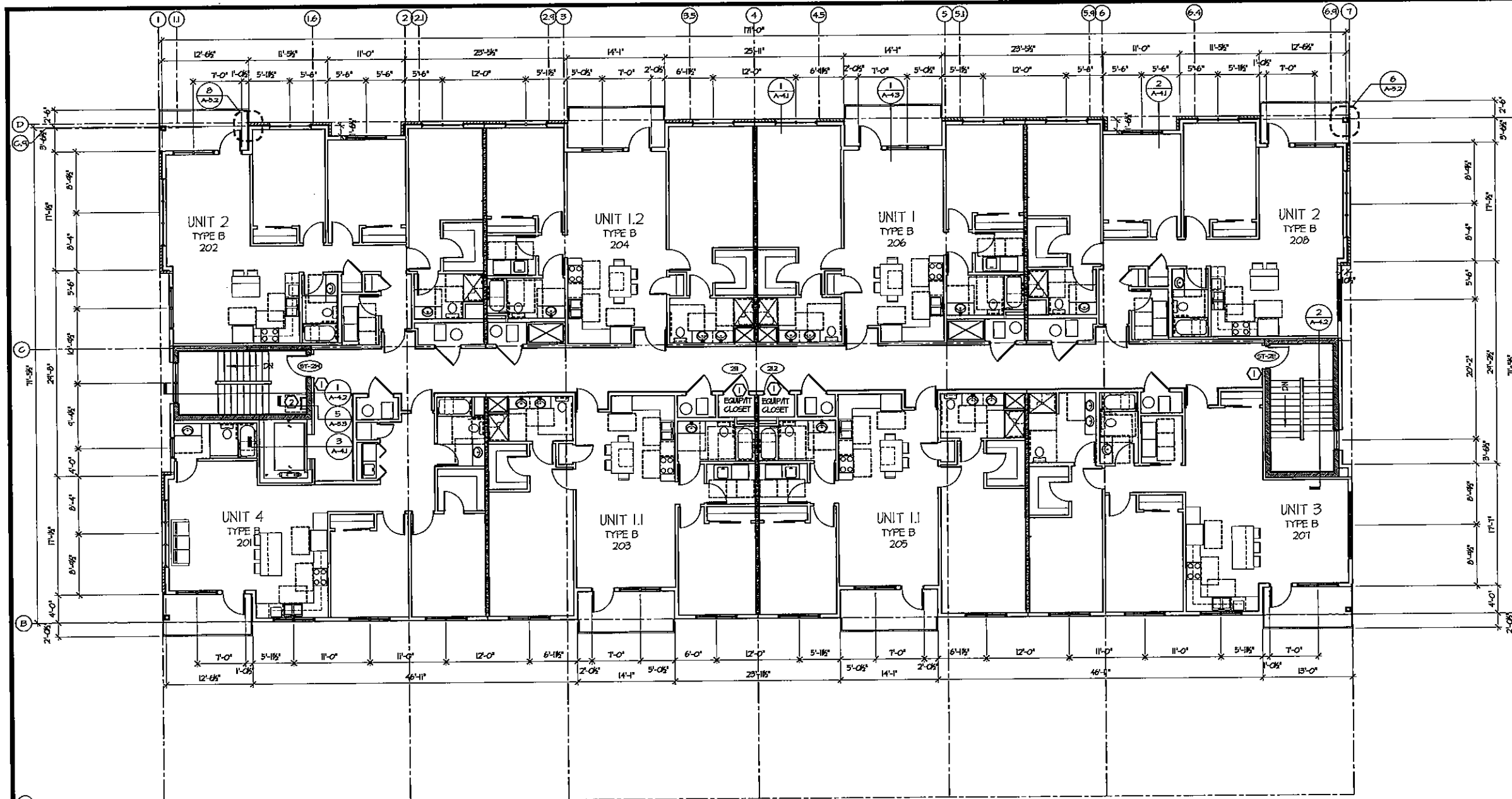
DOOR AND FRAME SCHEDULE

NUMBER	DOOR						FRAME					FIRE RATING	HGW GROUP	NOTE
	SIZE			MATL	ELEV	GLAZING	DETAIL			MATL	ELEV			
	WD	HGT	THK				HEAD	JAMB	SILL					
101	3'-0"	7'-0"	1 3/4"	ALUM	--	IT6	1/A-6.2	2/A-6.2	3/A-6.2	ALUM	--	--	D	--
102	3'-0"	7'-0"	1 3/4"	ALUM	--	IT6	4/A-6.2	5/A-6.2	3/A-6.2	ALUM	--	--	A	--
103	6'-0"	7'-0"	1 3/4"	ALUM	--	IT6	1/A-6.2	2/A-6.2	3/A-6.2	ALUM	--	--	D	--
104	6'-0"	7'-0"	1 3/4"	ALUM	--	IT6	1/A-6.2	2/A-6.2	3/A-6.2	ALUM	--	--	D	--
105	6'-0"	7'-0"	1 3/4"	ALUM	--	IT6	1/A-6.2	2/A-6.2	3/A-6.2	ALUM	--	--	D	--
106	3'-0"	7'-0"	1 3/4"	ALUM	--	IT6	4/A-6.2	5/A-6.2	3/A-6.2	ALUM	--	--	A	--
107	3'-0"	6'-8"	1 3/4"	HM	A	--	1/A-6.4	--	--	HM	--	45 MIN	B	--
108	16'-0"	7'-0"	1 3/4"	OD	E	--	2/A-6.4	3/A-6.4	--	--	--	--	F	--
120	3'-0"	6'-8"	1 3/4"	SC	A	--	4/A-6.4	--	--	HM	--	--	E	--
120A	3'-0"	6'-8"	1 3/4"	SC	A	--	4/A-6.4	--	--	HM	--	--	E	--
130	3'-0"	6'-8"	1 3/4"	SC	A	--	4/A-6.4	--	--	HM	--	--	E	--
140	3'-0"	6'-8"	1 3/4"	SC	A	--	4/A-6.4	--	--	HM	--	--	E	--
ST-1EA	3'-0"	6'-8"	1 3/4"	HM	A	--	3/A-6.4	--	--	HM	--	--	B	I
ST-1EB	3'-0"	6'-8"	1 3/4"	SC	F	TF6	3/A-6.4	--	--	HM	--	60 MIN	C	I
ST-1EA	3'-0"	6'-8"	1 3/4"	ALUM	--	IT6	1/A-6.1	8/A-6.1	--	ALUM	--	--	B	--
ST-1EB	3'-0"	6'-8"	1 3/4"	SC	F	TF6	3/A-6.4	--	--	HM	--	60 MIN	C	--



2 MAILBOX ELEV.

SCALE: 1/4" = 1'-0"



CONST. PLAN GENERAL NOTES

1. STEEL COLUMNS AND BEAMS SHALL BE 1 HR. FIRE RESISTANT. SEE DETAILS ON SHEET A-5.4 FOR MORE INFORMATION.
2. SEE ENLARGED RESIDENTIAL UNIT PLANS ON SHEETS A-21 THRU A-25 FOR MORE DETAILED INFORMATION.
3. TYPICAL DIMENSIONS ARE TO FACE OF STUD AT INTERIOR LOCATIONS AND FACE OF SHEATHING OR MASONRY AT EXTERIOR LOCATIONS UNLESS NOTED OTHERWISE.
4. DOORS TO BE LOCATED AS SHOWN ON DRAWINGS, 3" OFF ADJOINING WALL OR CENTERED ON HALL OR AS NOTED OTHERWISE.
5. PROVIDE FIRE BLOCKING IN COMBUSTIBLE WALL CONSTRUCTION VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'. FIRE BLOCKING SHALL BE 2" NOMINAL LUMBER OR APPROVED BATTIS OR BLANKETS MAY BE USED AT HORIZONTAL PLACES.
6. PROVIDE FIRE STOP SYSTEMS AT ALL POINTS OF PENETRATIONS OF FIRE RESISTANT FLOOR, FLOOR/CEILING AND WALL ASSEMBLIES. SEE SHEET 6-11 FOR MORE INFORMATION.
7. ALL BUILDING ENTRANCES SHALL BE ACCESSIBLE. EXTERIOR WALKS AT DOOR LOCATIONS SHALL SLOPE 1:50 MAX. WITHIN 60" OF DOOR. THE TOP OF PAVING SHALL BE 1/2" MAX. BELOW THE INTERIOR FINISH FLOOR.

ROOM FINISHES

- ALL FINISHES SHALL BE OWNER APPROVED PRIOR TO INSTALLATION.
- EXPOSED CONCRETE FLOORS SHALL BE SEALED.
- PROVIDE 1/2" VINYL COMPOSITION TILE AT DRILLING UNIT UTILITY ROOMS.
- ALL WALL AND CEILING AREAS THAT RECEIVE GYPSUM BOARD SHALL BE PRIME AND FINISHED WITH (2) COATS OF PAINT. PROVIDE SEMI-GLOSS PAINT AT ALL BATH, TOILET ROOMS AND OTHER WET LOCATIONS.

2ND FLR. KEY NOTES

1. PROVIDE ROOM SIGNAGE AT LOCATIONS AS REQUIRED. SEE SHEET A-6.6.
2. ALUMINUM ROOF HATCH ACCESS LADDER WITH SAFETY POST AND ALUMINUM SECURITY DOOR WITH PADLOCK - OKEEFEE SERIES 500 OR APPROVED EQUAL - SEE ROOF PLAN AND COORDINATE EXACT LOCATION SEE DETAIL 4-6/A-5.3.

EXTERIOR DIMENSIONS SHOWN ON THIS SHEET ARE TO OUTSIDE OF STUD UNLESS NOTED OTHERWISE.

Project Name:

121 ON MAIN

SOLON, IA

Owner Project Number:

CDT Project Number:

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Consultants:

1 SECOND FLOOR CONSTRUCTION PLAN

SCALE: 1/8" = 1'-0"

DOOR AND FRAME SCHEDULE

NUMBER	DOOR					FRAME					FIRE RATING	HDM GROUP	NOTE
	WD	HGT	THK	MATL	ELEV	GLAZING	HEAD	JAMB	SILL	MATL	ELEV		
211	3'-6"	7'-0"	1 3/4"	SC	A	---	---	---	---	HM	---	20 MIN.	E
212	3'-6"	7'-0"	1 3/4"	SC	A	---	---	---	---	HM	---	20 MIN.	E
51-2E	3'-0"	7'-0"	1 3/4"	SC	F	TF6	---	---	---	HM	---	60 MIN.	C
51-2N	3'-0"	7'-0"	1 3/4"	SC	F	TF6	---	---	---	HM	---	60 MIN.	C

NOTE: THIS SCHEDULE IS FOR DOORS AT COMMON AREAS OF THE 2ND FLOOR. SEE DOOR SCHEDULE ON SHEETS A-21 THRU A-24 FOR DOORS LOCATED WITHIN THE RESIDENTIAL DWELLING UNITS.

PUBLIC AREAS DOOR HARDWARE

NOTES:

- ALL HARDWARE FOR ALUMINUM DOORS SHALL BE BY THE DOOR MANUFACTURER.
- ALL HARDWARE FOR OVERHEAD DOOR SHALL BE BY THE OVERHEAD DOOR MANUFACTURER.
- PROVIDE ADA COMPLIANT LEVERS ON ALL SWINGING DOORS EXCEPT AS OTHERWISE NOTED.
- OPERABLE PARTS ON DOOR HARDWARE, HANDLES, PULLS, LATCHES AND LOCKS SHALL BE 34" MIN. AND 48" MAX. A.F.F.

- A - 1 1/2" PAIR BUTT HINGES
- 1 PULL
- PANG PUSH BAR (EXIT DEVICE)
- CYLINDER LOCKSET
- CLOSER
- ADA COMPLIANT THRESHOLD
- WEATHERSTRIP
- B - 1 1/2" PAIR BUTT HINGES
- STORE ROOM LOCK
- CLOSER
- ADA COMPLIANT THRESHOLD
- WEATHERSTRIP
- C - 1 1/2" PAIR BUTT HINGES
- PASSAGE LATCH
- CLOSER
- WALL STOP
- D - 3 PAIR BUTT HINGES
- 2 PULL
- PANG PUSH BAR (EXIT DEVICE)
- CYLINDER LOCKSET
- CLOSER
- ADA COMPLIANT THRESHOLD
- WEATHERSTRIP
- (PROVIDE 2 SETS AT PAIRED DOORS)
- E - 1 1/2" PAIR BUTT HINGES
- STORE ROOM LOCK
- WALL STOP
- CLOSER
- F - OVERHEAD DOOR TRACK
- OVERHEAD DOOR MOUNTING HARDWARE
- WEATHERSTRIPPING
- ELECTRIC DOOR OPERATOR

- FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPLICABLE ADMINISTRATIVE AUTHORITY. THE FORCE FOR PUSHING OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL BE 5.0 POUNDS (22.2N) MAXIMUM FOR INTERIOR HINGED DOORS.
- DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MIN.

MATERIAL LEGEND

- SC - PRE-HUNG SOLID CORE WOOD DOOR - STAINED AND SEALED
- TF6 - TEMPERED FIRE GLASS
- HM - INSULATED HOLLOW METAL DOOR
- HM - PRE-FINISHED HOLLOW METAL DOOR AND RED-FRAME
- ITG - INSULATED TEMPERED GLASS
- ALUM - CLEAR ANODIZED ALUMINUM
- OD - INSULATED METAL OVERHEAD DOOR - PRE-FINISHED
- WD - WOOD FRAME
- HM - HOLLOW METAL
- NOTES:
1. PAINT DOOR TO MATCH SIDING COLOR.

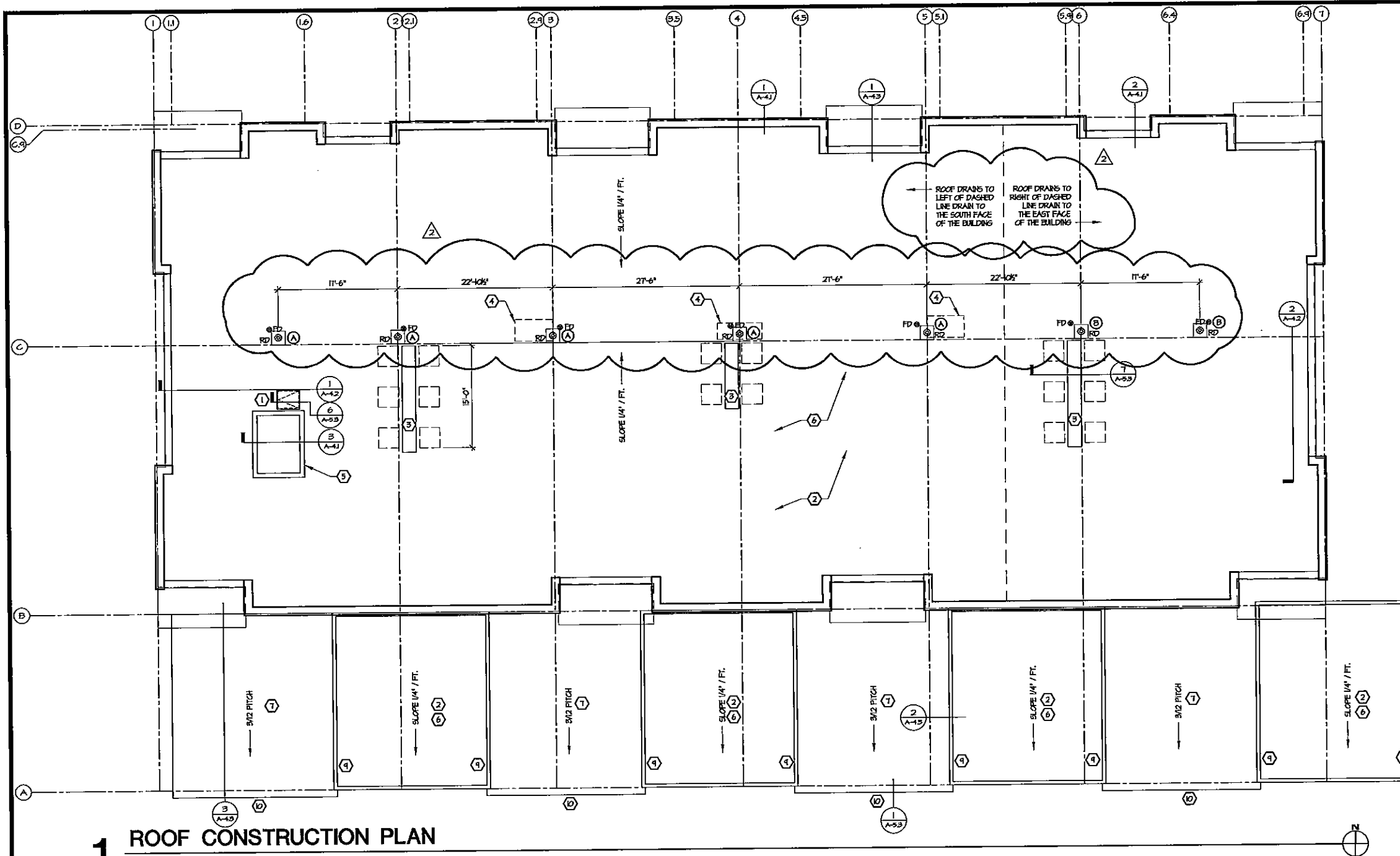
Number	Date	Description
1	4-4-2017	Foundation Permit
2	4-7-2017	DD DOCS
3	4-14-2017	2nd FL Revision
4	4-18-2017	DRAFT
5	6-4-2017	PERMIT SET
6	7-13-17	Revision-roof dra
7	7-18-17	Revision 3-dims

Drawn By: JMC

Checked By: RCC

Sheet Number:

A-1.2



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

- ROOF PLAN KEY NOTES**
- 36" x 30" ROOF HATCH - BILCO TYPE S-50TB OR APPROVED EQUAL - SEE 2ND FLOOR PLAN AND COORDINATE EXACT LOCATION WITH CORRIDOR WALLS BELOW.
 - 45 MIL EPDM SINGLE PLY MEMBRANE ROOFING SYSTEM WITH MEMBRANE WALK PADS ADHERED TO ROOFING MEMBRANE AS PER MANUFACTURERS RECOMMENDATION. PROVIDE RIGID INSULATION AS REQUIRED TO SLOPE TO ROOF DRAINS OR SCUPPERS.
 - AC CONDENSER UNIT ON METAL SUPPORT BRACKETS SECURED TO KNEE WALL - SEE DETAIL. SEE HVAC DRAWINGS BY OTHERS.
 - FACE OF SHAFT HALL BELOW.
 - ELEVATOR SHAFT PENETRATION.
 - FILL ENTIRE CAVITY OF ATTIC WITH INSULATION.
 - GLASS A SINGLE ROOF. PROVIDE GUTTERS AND DOWNPOUTS.
 - NOT USED.
 - ROOF SCUPPERS ON SIDES OF 1/4" PER FOOT FLAT ROOF. TO DRAIN ONTO PITCH ROOF ADJACENT. PROVIDE RIGID INSULATION UNDER ROOF MEMBRANE AS REQUIRED TO SLOPE TO SCUPPERS.
 - GUTTER AND DOWNPOUT.

ROOF LEGEND
 RD - PRIMARY ROOF DRAIN
 FD - SECONDARY ROOF DRAIN

- (A) ROOF DRAIN TO DISCHARGE AT SOUTH FACE OF BUILDING ONTO GARAGES AND DRAIN TO SOUTH PAVERS.
 (B) ROOF DRAIN TO DISCHARGE AT EAST FACE OF BUILDING.
- DRAINAGE CALCULATIONS:**
 13,000 SF (MAIN ROOF AND GARAGES) - DRAIN TO SOUTH PAVERS
 3,051 SF (MAIN ROOF) - DRAIN TO EAST.
 16,051 SF = 88% OF TOTAL ROOF SF DRAINS TO SOUTH PAVERS.

Project Name:
121 ON MAIN

SOLON, IA
Owner Project Number:

CDT Project Number:
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Sheet Title:
ROOF CONSTRUCTION PLAN

Number	Date	Description
1	4-4-2017	Foundation Permit
2	4-7-2017	DD DOCS
3	4-14-2017	2nd FL Revision
4	4-18-2017	DRAFT
5	6-4-2017	PERMIT SET
6	7-13-17	Revision-roof dra

Drawn By: **Checked By:**

JMC **RCC**

Sheet Number:
A-1.3

GENERAL PLAN NOTES

- FLOORING SHALL BE CONTINUOUS TO COVER FLOOR FROM HALL TO HALL INCLUDING UNDER ALL CASEWORK.
- DOORS TO BE LOCATED AS SHOWN ON DRAWINGS, 3" OFF ADJOINING WALL OR CENTERED ON WALL OR AS NOTED OTHERWISE.
- TYPICAL DIMENSIONS ARE TO FACE OF STUD AT INTERIOR LOCATIONS AND FACE OF SHEATHING OR MASONRY AT EXTERIOR LOCATIONS UNLESS NOTED OTHERWISE.
- PROVIDE SOLID BLOCKING IN WALLS FOR THE INSTALLATION OF GRAB BARS AT WATER CLOSETS, TOILET ROOMS, SHOWERS, TOILET ROOM ACCESSORIES, CLOSET RODS/SHelves AND OTHER BUILT-IN EQUIPMENT.
- MECHANICAL, ELECTRICAL, AND PLUMBING ITEMS SHOWN ON THESE PLANS ARE SCHEMATIC. SEE MEP DRAWINGS BY OTHERS FOR MORE DETAILED INFORMATION.
- BATHROOM VANITY CABINETS SHALL BE 48" LONG UNLESS NOTED OTHERWISE. CABINETS SHALL BE 21" DEEP WITH 22" DEEP COUNTERTOPS.

TYPE B UNIT ACCESSIBILITY NOTES

LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLE OUTLETS, ENVIRONMENTAL CONTROLS, ELECTRICAL PANELBOARDS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS SHALL COMPLY WITH ANSI A117.1-2001 SECTIONS 304.2 AND 304.3 AND AS FOLLOWS:

WALL MOUNTED ELECTRICAL RECEPTACLE OUTLETS (EXCEPT THOSE SERVING A DEDICATED USE). ACCESS TO PLUGS SHALL BE 15" MINIMUM AND 48" MAXIMUM ABOVE FINISH FLOOR MEASURED TO THE CENTERLINE OF THE LOWEST/HIGHEST RECEPTACLE OUTLET.

WALL MOUNTED ELECTRICAL RECEPTACLE OUTLETS AT COUNTERTOPS 36" MAX. IN HT. AND 25 1/2" MAX. IN DEPTH. ACCESS TO PLUGS SHALL BE 48" MAXIMUM ABOVE FINISH FLOOR MEASURED TO THE CENTERLINE OF THE HIGHEST RECEPTACLE OUTLET.

ENVIRONMENTAL CONTROLS, ELECTRICAL PANELBOARDS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEM. ACCESS TO CONTROLS SHALL BE 15" MIN. AND 48" MAX. ABOVE FINISH FLOOR. MEASURED TO THE CENTERLINE OF THE LOWEST/HIGHEST RECEPTACLE OUTLET.

CONTROLS MOUNTED ON CEILING FANS, HVAC DIFFUSERS, CONTROLS OR SWITCHES MOUNTED ON APPLIANCES, PLUMBING FIXTURE CONTROLS, AND RESET BUTTONS AND SHUT-OFFS SERVING APPLIANCES, PIPING, AND PLUMBING FIXTURES DO NOT NEED TO COMPLY WITH THE ABOVE REQUIREMENTS.

GENERAL KITCHEN ACCESSIBILITY NOTES:

MUST HAVE 44" CLEAR BETWEEN EDGE OF KITCHEN ISLAND AND EDGE OF ADJACENT COUNTER OR HANDLE OF OVEN OR REFRIGERATION.

THERE MUST BE A CLEAR FLOOR SPACE OF 48" WIDE CENTERED, IN FRONT OF THE SINK, STOVE, AND REFRIGERATOR.

MUST HAVE 48" CLEAR SPACE CENTERED IN FRONT OF VANITY SINKS.

KEYED CONSTRUCTION NOTES

- PROVIDE SOLID BLOCKING IN WALLS FOR THE FUTURE INSTALLATION OF GRAB BARS AT WATER CLOSETS AND BATHROOMS - TYPICAL AT ALL BATHS IN ALL UNIT TYPES - SEE INTERIOR ELEVATIONS.
- PROVIDE SOLID BLOCKING IN HALL FOR THE FUTURE INSTALLATION OF SHIM-UP GRAB BAR (GRAB BAR SPECIALIST 91-SERIES OR EQUAL) AT WATER CLOSET.
- BALCONY CONSTRUCTION WITH GUARD RAILING. SEE SECTIONS AND DETAILS.
- PROVIDE SOLID BLOCKING IN WALL AS REQUIRED FOR ROOFS AND SHELVING.
- REFRIGERATOR/FREEZER SHALL HAVE AT LEAST 50% OF FREEZER COMPARTMENT SHELVING INCLUDING THE BOTTOM OF THE FREEZER 54" MAX. ABOVE THE FLOOR WHEN THE SHELVES ARE INSTALLED AT THE MAXIMUM HT. POSSIBLE IN THE COMPARTMENT. UNIT DIMENSIONS: 64 3/4" X 33 1/2" X 35 3/4".
- ELECTRIC DRYER - VENT TO EXTERIOR AS REQUIRED.
- 60" X 33 1/2" BATHUB WITH PRE-FABRICATED SHOWER WALLS TO 42" A.F.F. PROVIDE TEMPERED GLASS SLIDING DOOR - INSTALL GYPSUM BOARD AT ADJACENT FIRE RESISTANT WALLS BEFORE TUB INSTALLATION.
- 36" X 48" SHOWER WITH WALLS UP TO 42" A.F.F. PROVIDE TEMPERED GLASS DOOR - INSTALL GYPSUM BOARD AT ADJACENT FIRE RESISTANT WALLS BEFORE SHOWER INSTALLATION.
- FULL ENCLOSED WALL SPACE SOLID WITH NET AND BLOW INSULATION (ANY SPACE MORE THAN 6" WIDE INCLUDING STUD SPACE).
- FLOOR DRAIN IN UTILITY ROOM.
- FURNACE AND HOT WATER HEATER.
- 6FG1 OUTLET ON BALCONY - TYPICAL.
- TUB TO BE WIDER SOAKER TUB - COORDINATE WITH OWNER.

LIGHTING FIXTURE LEGEND

- | | |
|--|--|
|  | CEILING LIGHT |
|  | EXHAUST FAN/LIGHT COMBO |
|  | WALL MOUNTED LIGHT - PROVIDE WATERPROOF UNIT AT EXTERIOR LOCATIONS |
|  | CEILING LIGHT WITH PULL CHAIN |
|  | 42" CEILING FAN/LIGHT COMBO |

DOOR AND FRAME SCHEDULE

NUMBER	DOOR			FRAME			DETAIL			FIRE RATING	HWN GROUP	NOTE
	WD	HGT	THK	MATL	ELEV	GLAZING	HEAD	JAMB	SILL			
001	3'-0"	6'-8"	1 3/4"	SC	A	---	---	---	---	20 MIN.	1	---
002	3'-6"	6'-8"	1 3/4"	SC	A	---	---	---	---	20 MIN.	2	---
003	3'-0"	6'-8"	1 3/4"	FIB	C	ITG	1/A-6.3	5/A-6.3	6/A-6.3	---	6	2
004	3'-0"	6'-8"	1 3/4"	HC	A	---	---	---	---	---	3	---
005	2'-10"	6'-8"	1 3/4"	HC	A	---	---	---	---	---	5	---
006	2'-6"	6'-8"	1 3/4"	HC	A	---	---	---	---	---	5	---
007	6'-0"	6'-8"	1 3/4"	HC	B	---	---	---	---	---	7	---
008	5'-0"	6'-8"	1 3/4"	HC	B	---	---	---	---	---	7	---
009	2'-0"	6'-8"	1 3/4"	HC	A	---	---	---	---	---	5	---
010	2'-10"	6'-8"	1 3/4"	HC	A	---	---	---	---	---	3	---
011	5'-0"	6'-8"	1 3/4"	HC	D	---	---	---	---	---	4	1
012	2'-6"	6'-8"	1 3/4"	HC	B	---	---	---	---	---	8	---
013	3'-0"	6'-8"	1 3/4"	HC	B	---	---	---	---	---	8	3

CHELLING UNIT MATERIAL LEGEND

- HC - PRE-HUNG HOLLOW CORE WOOD DOOR - PRE-FINISH STAINED/SEALED IN CUSTOM COLOR
- SC - PRE-HUNG SOLID CORE WOOD DOOR - PRE-FINISH STAINED/SEALED IN CUSTOM COLOR
- ITG - INSULATED TEMPERED GLASS
- FIB - FIBERGLASS - PAINT

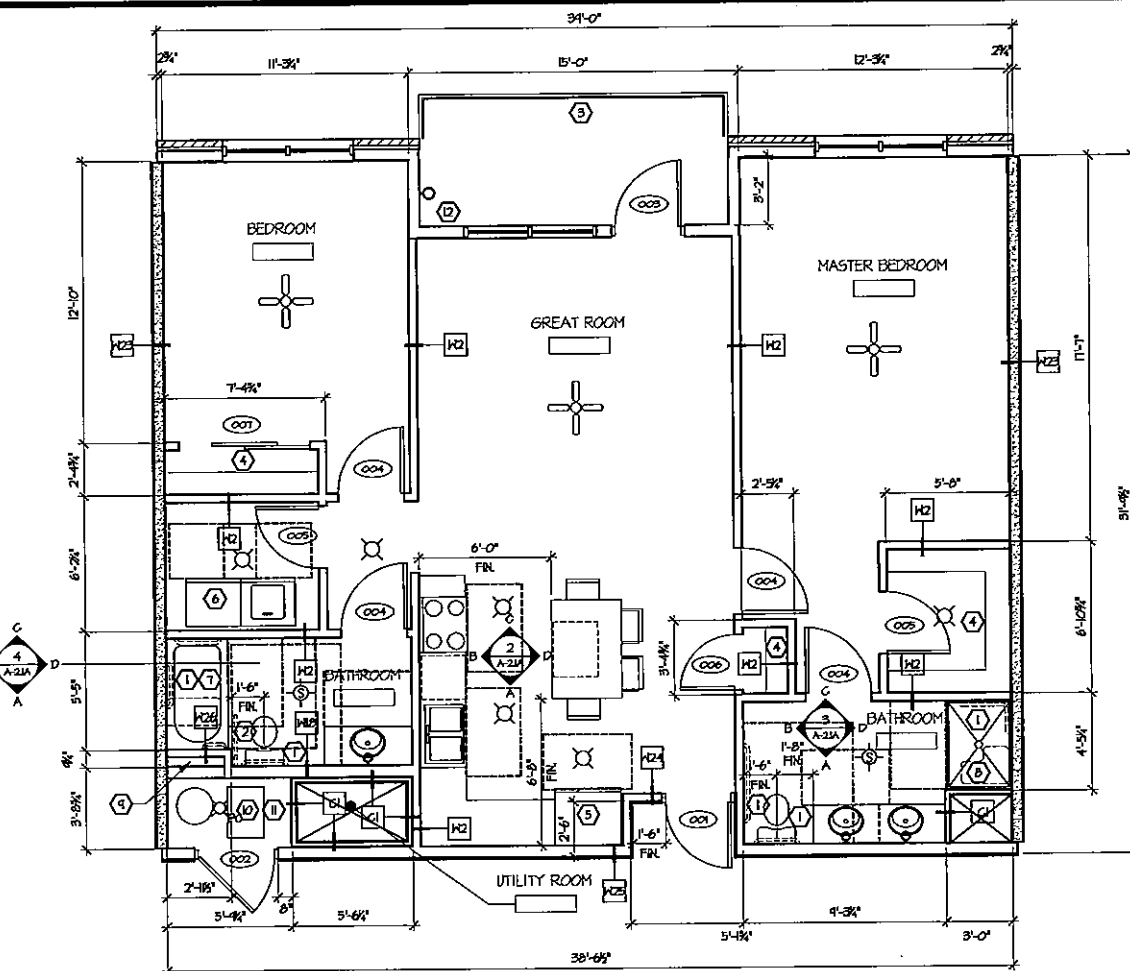
NOTES

- BI-FOLD DOOR - WIDTH AS INDICATED
- 6'-8" HT. DOOR WITH TRANSOM TO MATCH ADJACENT WINDOW HEAD HEIGHT
- POCKET DOOR WIDTH AS INDICATED PROVIDE DOOR HARDWARE WHICH ALLOWS A MINIMUM CLEAR OPENING WIDTH OF 32" WHEN DOOR IS IN FULL OPEN POSITION

CHELLING UNIT DOOR HARDWARE

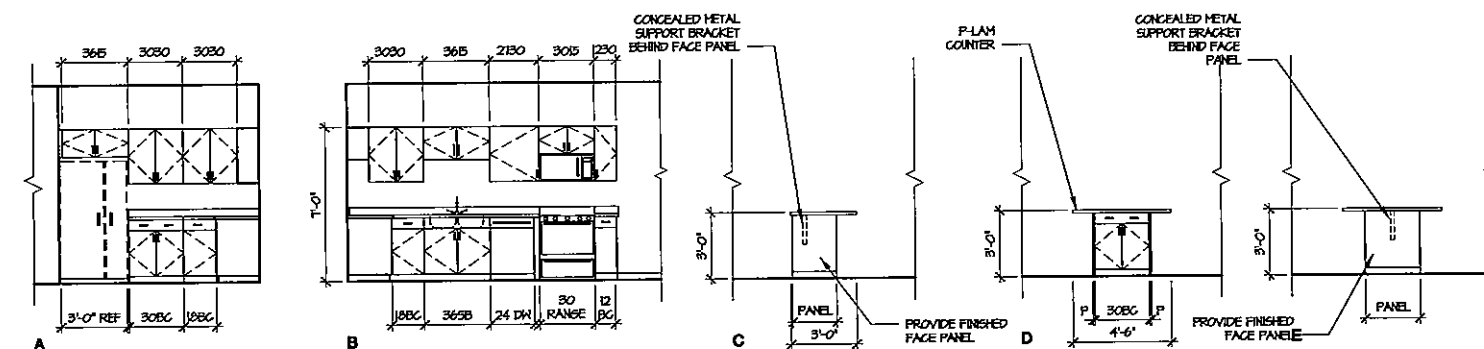
NOTES:

- ALL DOOR HARDWARE SHALL MEET ICCRC AND RHA ACCESSIBILITY REQUIREMENTS.
 - PROVIDE ADA COMPLIANT LEVERS ON ALL SHINGING DOORS EXCEPT AS OTHERWISE NOTED.
 - AT TYPE B UNITS, THE FORCE FOR PUSHING OR PULLING OPEN THE UNIT ENTRY DOOR 001 SHALL BE 5.0 POUNDS (22.2N) MAXIMUM OPERABLE PARTS ON DOOR HARDWARE, HANDLES, PULLS, LATCHES AND LOCKS SHALL BE 54" MIN. AND 48" MAX. A.F.F.
 - DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MIN.
 - AT SPECIFIED 2'-10" DOORS, PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 31 5/8" WHEN DOOR IS IN FULL OPEN POSITION
 - AT SPECIFIED 3'-0" DOORS, PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 32" WHEN DOOR IS IN FULL OPEN POSITION
- 1 1/2" PAIR BUTT HINGES
- LOCKSET WITH DEADBOLT
- CLOSER
- WALL STOP
- ADA COMPLIANT THRESHOLD
- VIBER AT 4'-0" A.F.F.
 - 1 1/2" PAIR BUTT HINGES
- KNULED KNOBSET
- STORE ROOM LOCKSET
- WALL STOP
- THRESHOLD
- CLOSER
 - 1 PAIR BUTT HINGES
- PRIVACY LATCH
- WALL STOP
 - BI-FOLD DOOR TRACK AND GUIDES
- 2 SURFACE PULLS
 - 1 PAIR BUTT HINGES
- PASSAGE LATCH
- WALL STOP
 - 1 1/2" PAIR BUTT HINGES
- LOCKSET WITH DEADBOLT
- HEATHERSTRIP
- WALL STOP
- ADA COMPLIANT THRESHOLD
 - BI-PASS DOOR TRACK/RAILS
- 2 RECESSED CUP PULLS
 - POCKET DOOR TRACK AND GUIDES
- 2 RECESSED UP PULLS



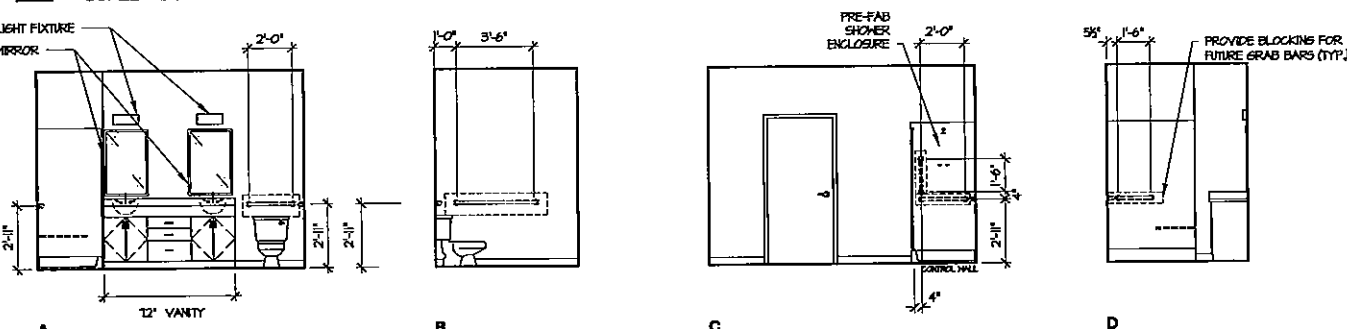
UNIT 1 CONSTRUCTION PLAN

SCALE: 1/4" = 1'-0" TYPE B UNIT



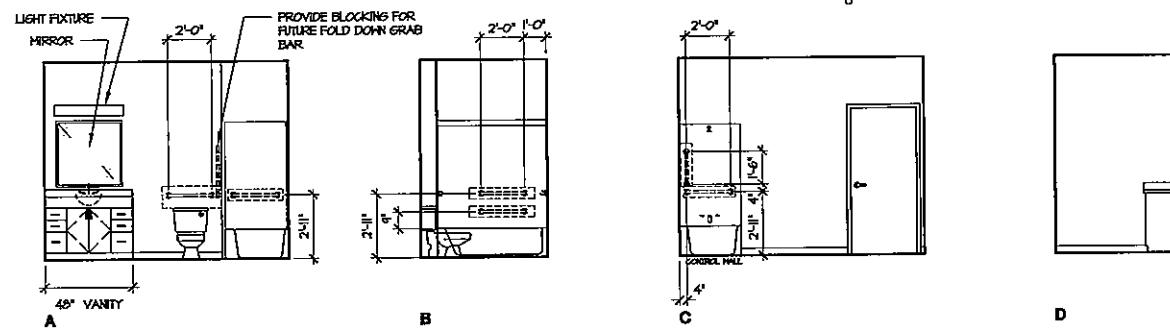
KITCHEN ELEVATION

SCALE: 1/4" = 1'-0"



MASTER BATHROOM ELEVATION

SCALE: 1/4" = 1'-0"



BATHROOM ELEVATION

SCALE: 1/4" = 1'-0"

GENERAL PLAN NOTES

- FLOORING SHALL BE CONTINUOUS TO COVER FLOOR FROM HALL TO HALL INCLUDING UNDER ALL CASEWORK.
- DOORS TO BE LOCATED AS SHOWN ON DRAWINGS, 3" OFF ADJOINING HALL OR CENTERED ON HALL OR AS NOTED OTHERWISE.
- TYPICAL DIMENSIONS ARE TO FACE OF STUD AT INTERIOR LOCATIONS AND FACE OF SHEATHING OR MASONRY AT EXTERIOR LOCATIONS UNLESS NOTED OTHERWISE.
- PROVIDE SOLID BLOCKING IN WALLS FOR THE INSTALLATION OF GRAB BARS AT WATER CLOSETS, TUBS, AND SHOWERS, TOILET ROOM ACCESSORIES, CLOSET ROOFSHELVES AND OTHER BUILT-IN EQUIPMENT.
- MECHANICAL, ELECTRICAL, AND PLUMBING ITEMS SHOWN ON THESE PLANS ARE SCHEMATIC. SEE MEP DRAWINGS BY OTHERS FOR MORE DETAILED INFORMATION.
- BATHROOM VANITY CABINETS SHALL BE 48" LONG UNLESS NOTED OTHERWISE. CABINETS SHALL BE 21" DEEP WITH 22" DEEP COUNTERTOPS.

TYPE B UNIT ACCESSIBILITY NOTES

LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLE OUTLETS, ENVIRONMENTAL CONTROLS, ELECTRICAL PANELBOARDS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS SHALL COMPLY WITH ANSI A117.1-2001 SECTIONS 304.2 AND 304.3 AND AS FOLLOWS:

WALL MOUNTED ELECTRICAL RECEPTACLE OUTLETS (EXCEPT THOSE SERVING A DEDICATED USER) ACCESS TO PLUGS SHALL BE 15" MINIMUM AND 48" MAXIMUM ABOVE FINISH FLOOR MEASURED TO THE CENTERLINE OF THE LOWEST/HIGHEST RECEPTACLE OUTLET.

WALL MOUNTED ELECTRICAL RECEPTACLE OUTLETS AT COUNTERTOPS 36" MAX. IN HT. AND 25 1/2" MAX. IN DEPTH. ACCESS TO PLUGS SHALL BE 46" MAXIMUM ABOVE FINISH FLOOR MEASURED TO THE CENTERLINE OF THE HIGHEST RECEPTACLE OUTLET.

ENVIRONMENTAL CONTROLS, ELECTRICAL PANELBOARDS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEM. ACCESS TO CONTROLS SHALL BE 15" MIN. AND 48" MAX. ABOVE FINISH FLOOR MEASURED TO THE CENTERLINE OF THE LOWEST/HIGHEST RECEPTACLE OUTLET.

CONTROLS MOUNTED ON CEILING FANS, HVAC DIFFUSERS, CONTROLS OR SWITCHES MOUNTED ON APPLIANCES, PLUMBING FIXTURE CONTROLS, AND RESET BUTTONS AND SHUT-OFFS SERVING APPLIANCES, PIPING, AND PLUMBING FIXTURES DO NOT NEED TO COMPLY WITH THE ABOVE REQUIREMENTS.

GENERAL KITCHEN ACCESSIBILITY NOTES:

MUST HAVE 44" CLEAR BETWEEN EDGE OF KITCHEN ISLAND AND EDGE OF ADJACENT COUNTER OR HANDLE OF OVEN OR REFRIGERATION.

THERE MUST BE A CLEAR FLOOR SPACE OF 48" WIDE CENTERED, IN FRONT OF THE SINK, STOVE, AND REFRIGERATOR.

MUST HAVE 48" CLEAR SPACE CENTERED IN FRONT OF VANITY SINKS.

KEYED CONSTRUCTION NOTES

- PROVIDE SOLID BLOCKING IN WALLS FOR THE FUTURE INSTALLATION OF GRAB BARS AT WATER CLOSETS AND BATHROOMS - TYPICAL AT ALL BATHS IN ALL UNIT TYPES - SEE INTERIOR ELEVATIONS.
- PROVIDE SOLID BLOCKING IN WALL FOR THE FUTURE INSTALLATION OF SHING-UP GRAB BAR (GRAB BAR SPECIALIST 41-SERIES OR EQUAL) AT WATER CLOSET.
- BALCONY CONSTRUCTION WITH GUARD RAILING. SEE SECTIONS AND DETAILS.
- PROVIDE SOLID BLOCKING IN WALL AS REQUIRED FOR RODS AND SHELVING.
- REFRIGERATOR/FREEZER SHALL HAVE AT LEAST 50% OF FREEZER COMPARTMENT SHELVING, INCLUDING THE BOTTOM OF THE FREEZER 54" MAX. ABOVE THE FLOOR WHEN THE SHELVES ARE INSTALLED AT THE MAXIMUM HT. POSSIBLE IN THE COMPARTMENT. UNIT DIMENSIONS: 64 1/4" X 33 1/2" X 35 3/4".
- ELECTRIC DRYER - VENT TO EXTERIOR AS REQUIRED.
- 60" X 33 5/8" BATHING WITH PRE-FABRICATED SHOWER WALLS TO 472" AFF. PROVIDE TEMPERED GLASS SLIDING DOOR. INSTALL GYPSUM BOARD AT ADJACENT FIRE RESISTANT WALLS BEFORE TUB INSTALLATION.
- 36" X 48" SHOWER WITH WALLS UP TO 472" AFF. PROVIDE TEMPERED GLASS DOOR. INSTALL GYPSUM BOARD AT ADJACENT FIRE RESISTANT WALLS BEFORE SHOWER INSTALLATION.
- FULL ENCLOSED WALL SPACE SOLID WITH NET AND BLOW INSULATION (ANY SPACE MORE THAN 6" WIDE INCLUDING STUD SPACE).
- FLOOR DRAIN IN UTILITY ROOM.
- FURNACE AND HOT WATER HEATER.
- GFCI OUTLET ON BALCONY - TYPICAL.
- TUB TO BE WIDER SOAKER TUB - COORDINATE WITH OWNER.

LIGHTING FIXTURE LEGEND

- | | |
|---|--|
|  | CEILING LIGHT |
|  | EXHAUST FAN/LIGHT COMBO |
|  | WALL MOUNTED LIGHT - PROVIDE WATERPROOF UNIT AT EXTERIOR LOCATIONS |
|  | CEILING LIGHT WITH PULL CHAIN |
|  | 42" CEILING FAN/LIGHT COMBO |

DOOR AND FRAME SCHEDULE

NUMBER	DOOR			FRAME			FIRE RATING	HDN GROUP	NOTE
	WD	HGT	THK	MATL	ELEV	GLAZING			
001	3'-0"	6'-8"	1 3/4"	SG	A	---	---	---	---
002	3'-6"	6'-8"	1 3/4"	SG	A	---	---	---	---
003	3'-0"	6'-8"	1 3/4"	FIB	C	ITG	1/A-6.3	5/A-6.3	8/A-6.3
004	3'-0"	6'-8"	1 3/4"	HC	A	---	---	---	---
005	2'-10"	6'-8"	1 3/4"	HC	A	---	---	---	---
006	2'-6"	6'-8"	1 3/4"	HC	A	---	---	---	---
007	6'-0"	6'-8"	1 3/4"	HC	B	---	---	---	---
008	5'-0"	6'-8"	1 3/4"	HC	B	---	---	---	---
009	2'-0"	6'-8"	1 3/4"	HC	A	---	---	---	---
010	2'-10"	6'-8"	1 3/4"	HC	A	---	---	---	---
011	5'-0"	6'-8"	1 3/4"	HC	D	---	---	---	---
012	2'-6"	6'-8"	1 3/4"	HC	B	---	---	---	---
013	3'-0"	6'-8"	1 3/4"	HC	B	---	---	---	---

DWELLING UNIT MATERIAL LEGEND

HC - PRE-HUNG HOLLOW CORE WOOD DOOR - PRE-FINISH STAINED/SEALED IN CUSTOM COLOR

SG - PRE-HUNG SOLID CORE WOOD DOOR - PRE-FINISH STAINED/SEALED IN CUSTOM COLOR

ITG - INSULATED TEMPERED GLASS

FIB - FIBERGLASS - PAINT

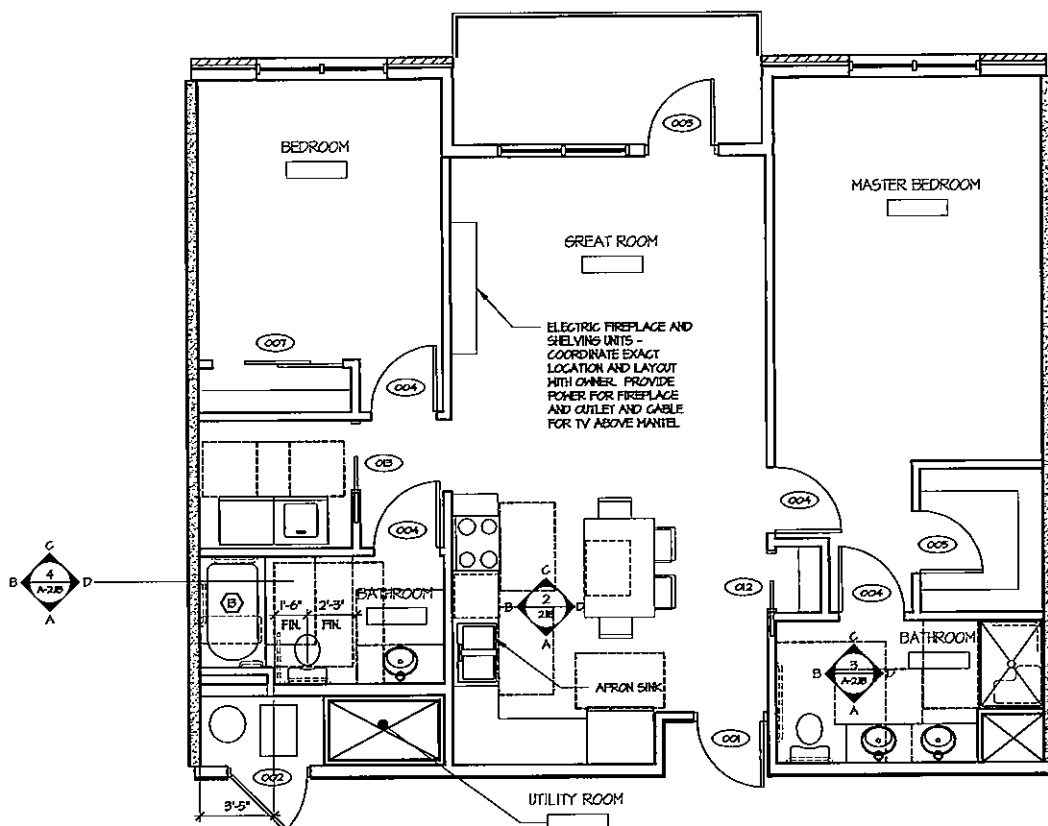
NOTES

- BI-FOLD DOOR - WIDTH AS INDICATED
- 6'-8" HT. DOOR WITH TRANSOM TO MATCH ADJACENT WINDOW HEAD HEIGHT
- POCKET DOOR WIDTH AS INDICATED PROVIDE DOOR HARDWARE WHICH ALLOWS A MINIMUM CLEAR OPENING WIDTH OF 32" WHEN DOOR IS IN FULL OPEN POSITION.

DWELLING UNIT DOOR HARDWARE

NOTES:

- ALL DOOR HARDWARE SHALL MEET ICC AND HIA ACCESSIBILITY REQUIREMENTS.
 - PROVIDE ADA COMPLIANT LEVERS ON ALL SWINGING DOORS EXCEPT AS OTHERWISE NOTED.
 - AT TYPE B UNITS, THE FORCE FOR PUSHING OR PULLING OPEN THE UNIT ENTRY DOOR 001 SHALL BE 5.0 POUNDS (22.2N) MAXIMUM.
 - OPERABLE PARTS ON DOOR HARDWARE, HANDLES, PULLS, LATCHES AND LOCKS SHALL BE 54" MIN. AND 48" MAX. AFF.
 - DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MIN.
 - AT SPECIFIED 2'-10" DOORS, PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 31 5/8" WHEN DOOR IS IN FULL OPEN POSITION.
 - AT SPECIFIED 3'-0" DOORS, PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 32" WHEN DOOR IS IN FULL OPEN POSITION.
- 1 1/2" PAIR BUTT HINGES
- LOCKSET WITH DEADBOLT
- CLOSER
- WALL STOP
- ADA COMPLIANT THRESHOLD
- VIBER AT 44-8" A.F.F.
 - 1 1/2" PAIR BUTT HINGES
- KNOBLED KNOBSET
- STORE ROOM LOCKSET
- WALL STOP
- THRESHOLD
- CLOSER
 - 1 PAIR BUTT HINGES
- PRIVACY LATCH
- WALL STOP
 - BI-FOLD DOOR TRACK AND GUIDES
- 2 SURFACE PULLS
 - 1 PAIR BUTT HINGES
- PASSAGE LATCH
- WALL STOP
 - 1 1/2" PAIR BUTT HINGES
- LOCKSET WITH DEADBOLT
- WEATHERSTRIP
- WALL STOP
- ADA COMPLIANT THRESHOLD
 - BI-PASS DOOR TRACK/RAILS
- 2 RECESSED CUP PULLS
 - POCKET DOOR TRACK AND GUIDES
- 2 RECESSED UP PULLS

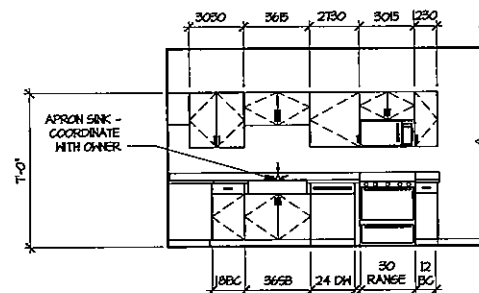


- UNIT 12 IS IDENTICAL TO UNIT 1 EXCEPT:
- TUB IN WEST BATHROOM IS HIDER.
 - POCKET DOORS TYPE 012 AND 013 AT COAT CLOSET AND LAUNDRY ROOM RESPECTIVELY.
 - SINK TYPE IN KITCHEN.
 - ELECTRIC FIREPLACE AND SHELVING IN LIVING ROOM - COORDINATE WITH OWNER.

1 UNIT 12 CONSTRUCTION PLAN

SCALE: 1/4" = 1'-0"

TYPE B UNIT



A - SEE UNIT 1

B

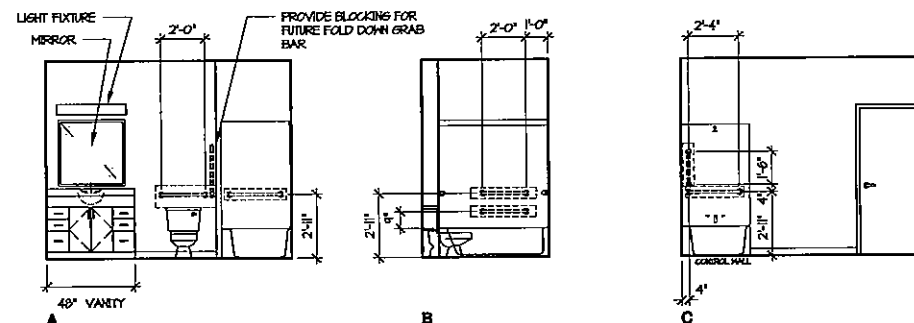
C-E - SEE UNIT 1

2 KITCHEN ELEVATION

SCALE: 1/4" = 1'-0"

3 MASTER BATHROOM ELEVATION - SEE UNIT 1

SCALE: 1/4" = 1'-0"



A

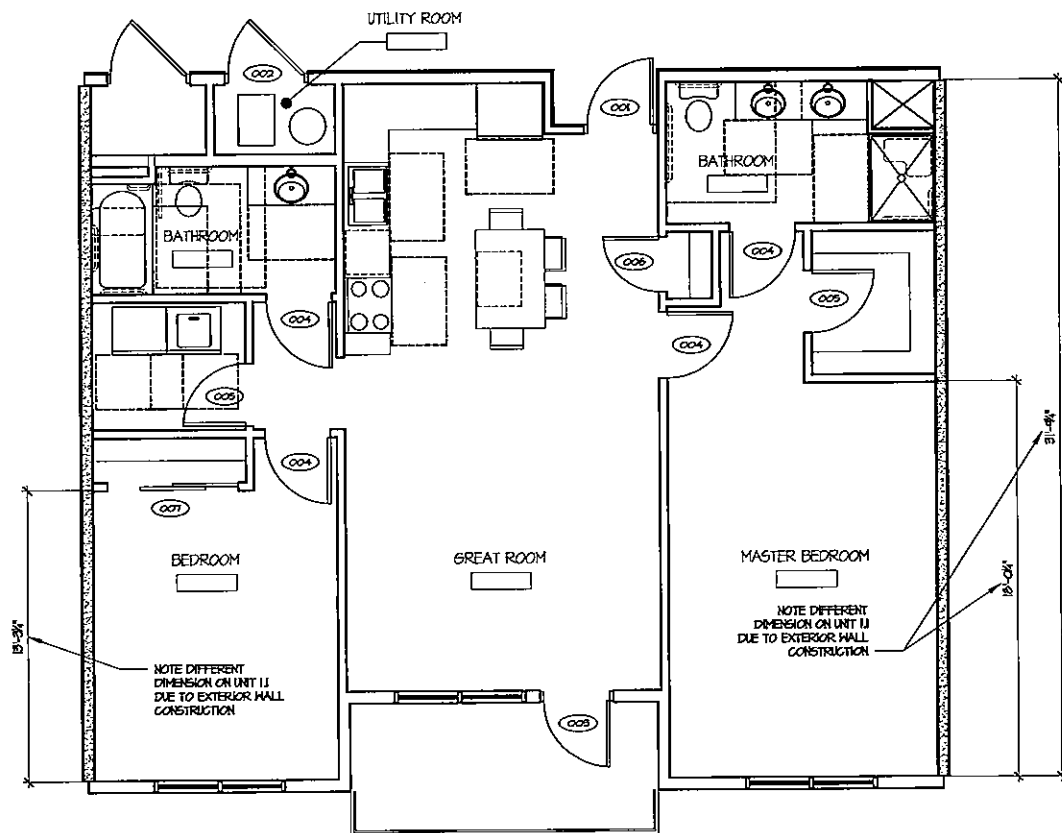
B

C

D - SEE UNIT 1

4 BATHROOM ELEVATION

SCALE: 1/4" = 1'-0"



UNIT 1.1 IS IDENTICAL TO UNIT 1 EXCEPT IT IS A MIRROR IMAGE AND THE EXTERIOR WALL CONSTRUCTION IS DIFFERENT (WHICH CHANGES THE BEDROOM AND OVERALL LENGTH DIMENSIONS).

1 UNIT 1.1 CONSTRUCTION PLAN

SCALE: 1/4" = 1'-0" TYPE B UNIT

DOOR AND FRAME SCHEDULE

NUMBER	DOOR						FRAME						FIRE RATING	HDW GROUP	NOTE
	WD	HGT	THK	MATL	ELEV	GLAZING	HEAD	JAMB	SILL	MATL	ELEV				
001	3'-0"	6'-8"	1 3/4"	SC	A	---	---	---	---	---	---	---	20 MIN	1	---
002	3'-6"	6'-8"	1 3/4"	SC	A	---	---	---	---	---	---	---	20 MIN	2	---
003	3'-0"	6'-8"	1 3/4"	FIB	C	ITG	7/16-6.3	5/16-6.3	8/16-6.3	---	---	---	---	3	2
004	3'-0"	6'-8"	1 3/4"	HC	A	---	---	---	---	---	---	---	---	3	---
005	2'-10"	6'-8"	1 3/4"	HC	A	---	---	---	---	---	---	---	---	5	---
006	2'-6"	6'-8"	1 3/4"	HC	A	---	---	---	---	---	---	---	---	5	---
007	6'-0"	6'-8"	1 3/4"	HC	B	---	---	---	---	---	---	---	---	7	---
008	5'-0"	6'-8"	1 3/4"	HC	B	---	---	---	---	---	---	---	---	7	---
009	2'-0"	6'-8"	1 3/4"	HC	A	---	---	---	---	---	---	---	---	5	---
010	2'-10"	6'-8"	1 3/4"	HC	A	---	---	---	---	---	---	---	---	3	---
011	5'-0"	6'-8"	1 3/4"	HC	D	---	---	---	---	---	---	---	---	4	1
012	2'-6"	6'-8"	1 3/4"	HC	B	---	---	---	---	---	---	---	---	8	---
013	3'-0"	6'-8"	1 3/4"	HC	B	---	---	---	---	---	---	---	---	8	3

CEILING UNIT MATERIAL LEGEND

HC - PRE-FINISH HOLLOW CORE WOOD DOOR - PRE-FINISH STAINED/SEALED IN CUSTOM COLOR
SC - PRE-FINISH SOLID CORE WOOD DOOR - PRE-FINISH STAINED/SEALED IN CUSTOM COLOR
ITG - INSULATED TEMPERED GLASS
FIB - FIBERGLASS - PAINT

NOTES

1. BI-FOLD DOOR - WIDTH AS INDICATED
2. 6'-8" HT. DOOR WITH TRANSOM TO MATCH ADJACENT WINDOW HEAD HEIGHT
3. POCKET DOOR WIDTH AS INDICATED PROVIDE DOOR HARDWARE WHICH ALLOWS A MINIMUM CLEAR OPENING WIDTH OF 32" WHEN DOOR IS IN FULL OPEN POSITION

CEILING UNIT DOOR HARDWARE

NOTES

- ALL DOOR HARDWARE SHALL MEET ICCRC AND FMA ACCESSIBILITY REQUIREMENTS.
 - PROVIDE ADA COMPLIANT LEVERS ON ALL SINGLES DOORS EXCEPT AS OTHERWISE NOTED.
 - AT TYPE B UNITS, THE FORCE FOR PUSHING OR PULLING OPEN THE UNIT ENTRY DOOR SHALL BE 5.0 POUNDS (22.2N) MAXIMUM OPERABLE PARTS ON DOOR HARDWARE, HANDLES, PULLS, LATCHES AND LOCKS SHALL BE 3/4" MIN AND 48" MAX. A.F.F.
 - DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MIN.
 - AT SPECIFIED 2'-10" DOORS, PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 31 5/8" WHEN DOOR IS IN FULL OPEN POSITION
 - AT SPECIFIED 5'-0" DOORS, PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 32" WHEN DOOR IS IN FULL OPEN POSITION
1. - 1 1/2" PAIR BUTT HINGES
- LOCKSET WITH DEADBOLT
- CLOSER
- WALL STOP
- ADA COMPLIANT THRESHOLD
- VENER AT 44"-8" A.F.F.
 2. - 1 1/2" PAIR BUTT HINGES
- KNURLED KNOBSET
- STORE ROOM LOCKSET
- WALL STOP
- THRESHOLD
- CLOSER
 3. - 1 PAIR BUTT HINGES
- PRIVACY LATCH
- WALL STOP
 4. - BI-FOLD DOOR TRACK AND GUIDES
- 2 SURFACE PULLS
 5. - 1 PAIR BUTT HINGES
- PASSAGE LATCH
- WALL STOP
 6. - 1 1/2" PAIR BUTT HINGES
- LOCKSET WITH DEADBOLT
- WEATHERSTRIP
- WALL STOP
- ADA COMPLIANT THRESHOLD
 7. - BI-PASS DOOR TRACK/RAILS
- 2 RECESSED CUP PULLS
 8. - POCKET DOOR TRACK AND GUIDES
- 2 RECESSED CUP PULLS

GENERAL PLAN NOTES

- FLOORING SHALL BE CONTINUOUS TO COVER FLOOR FROM HALL TO HALL INCLUDING UNDER ALL CASEWORK.
- DOORS TO BE LOCATED AS SHOWN ON DRAWINGS, 3" OFF ADJOINING HALL OR CENTERED ON HALL OR AS NOTED OTHERWISE.
- TYPICAL DIMENSIONS ARE TO FACE OF STUD AT INTERIOR LOCATIONS AND FACE OF SHEATHING OR MASONRY AT EXTERIOR LOCATIONS UNLESS NOTED OTHERWISE.
- PROVIDE SOLID BLOCKING IN WALLS FOR THE INSTALLATION OF GRAB BARS AT WATER CLOSETS, TOILETS, AND SHOWERS, TOILET ROOM ACCESSORIES, CLOSET RODS/SHELVES AND OTHER BUILT-IN EQUIPMENT.
- MECHANICAL, ELECTRICAL, AND PLUMBING ITEMS SHOWN ON THESE PLANS ARE SCHEMATIC. SEE MEP DRAWINGS BY OTHERS FOR MORE DETAILED INFORMATION.
- BATHROOM VANITY CABINETS SHALL BE 48" LONG UNLESS NOTED OTHERWISE. CABINETS SHALL BE 21" DEEP WITH 22" DEEP COUNTERTOPS.

TYPE B UNIT ACCESSIBILITY NOTES

LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLE OUTLETS, ENVIRONMENTAL CONTROLS, ELECTRICAL PANELBOARDS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS SHALL COMPLY WITH ANSI A117.1-2001 SECTIONS 304.2 AND 304.3 AND AS FOLLOWS

HALL MOUNTED ELECTRICAL RECEPTACLE OUTLETS (EXCEPT THOSE SERVING A DEDICATED USE). ACCESS TO PLUGS SHALL BE 15" MINIMUM AND 48" MAXIMUM ABOVE FINISH FLOOR MEASURED TO THE CENTERLINE OF THE LOWEST/HIGHEST RECEPTACLE OUTLET

HALL MOUNTED ELECTRICAL RECEPTACLE OUTLETS AT COUNTERTOPS 36" MAX IN HT. AND 25 1/2" MAX IN DEPTH ACCESS TO PLUGS SHALL BE 46" MAXIMUM ABOVE FINISH FLOOR MEASURED TO THE CENTERLINE OF THE HIGHEST RECEPTACLE OUTLET

ENVIRONMENTAL CONTROLS, ELECTRICAL PANELBOARDS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS ACCESS TO CONTROLS SHALL BE 15" MIN AND 48" MAX. ABOVE FINISH FLOOR MEASURED TO THE CENTERLINE OF THE LOWEST/HIGHEST RECEPTACLE OUTLET

CONTROLS MOUNTED ON CEILING FANS, HVAC DIFFUSERS, CONTROLS OR SWITCHES MOUNTED ON APPLIANCES, PLUMBING FIXTURE CONTROLS, AND RESET BUTTONS AND SHUT-OFFS SERVING APPLIANCES, PIPING, AND PLUMBING FIXTURES DO NOT NEED TO COMPLY WITH THE ABOVE REQUIREMENTS

GENERAL KITCHEN ACCESSIBILITY NOTES

MUST HAVE 44" CLEAR BETWEEN EDGE OF KITCHEN ISLAND AND EDGE OF ADJACENT COUNTER OR HANDLE OF OVEN ON REFRIGERATOR

THERE MUST BE A CLEAR FLOOR SPACE OF 48" WIDE CENTERED, IN FRONT OF THE SINK, STOVE, AND REFRIGERATOR.

MUST HAVE 48" CLEAR SPACE CENTERED IN FRONT OF VANITY SINKS.

KEYED CONSTRUCTION NOTES

1. PROVIDE SOLID BLOCKING IN WALLS FOR THE FUTURE INSTALLATION OF GRAB BARS AT WATER CLOSETS AND BATHROOMS - TYPICAL AT ALL BATHS IN ALL UNIT TYPES - SEE INTERIOR ELEVATIONS
2. PROVIDE SOLID BLOCKING IN HALL FOR THE FUTURE INSTALLATION OF SHING-UP GRAB BAR (GRAB BAR SPECIALIST 71-SERIES OR EQUAL) AT WATER CLOSET.
3. BALCONY CONSTRUCTION WITH GUARD RAILING. SEE SECTIONS AND DETAILS
4. PROVIDE SOLID BLOCKING IN HALL AS REQUIRED FOR RODS AND SHELVING
5. REFRIGERATOR/FREEZER SHALL HAVE AT LEAST 50% OF FREEZER COMPARTMENT SHELVING, INCLUDING THE BOTTOM OF THE FREEZER 54" MAX. ABOVE THE FLOOR WHEN THE SHELVES ARE INSTALLED AT THE MAXIMUM HT. POSSIBLE IN THE COMPARTMENT. UNIT DIMENSIONS: 64 3/4" X 33 3/4" X 36 3/4"
6. ELECTRIC DRYER - VENT TO EXTERIOR AS REQUIRED
7. 60" X 33 3/8" BATHTUB WITH PRE-FABRICATED SHOWER WALLS TO +12" A.F.F. - PROVIDE TEMPERED GLASS SLIDING DOOR. - INSTALL GYPSUM BOARD AT ADJACENT FIRE RESISTANT WALLS BEFORE TUB INSTALLATION
8. 36" X 48" SHOWER WITH WALLS UP TO +12" A.F.F. PROVIDE TEMPERED GLASS DOOR. - INSTALL GYPSUM BOARD AT ADJACENT FIRE RESISTANT WALLS BEFORE SHOWER INSTALLATION
9. FULL ENCLOSED WALL SPACE SOLID WITH NET AND BLOW INSULATION (ANY SPACE MORE THAN 6" WIDE INCLUDING STUD SPACE)
10. FLOOR DRAIN IN UTILITY ROOM
11. FURNACE AND HOT WATER HEATER
12. GFCI OUTLET ON BALCONY - TYPICAL
13. TUB TO BE WIDER SOAKER TUB - COORDINATE WITH OWNER

LIGHTING FIXTURE LEGEND

- CEILING LIGHT
- EXHAUST FAN/LIGHT COMBO
- HALL MOUNTED LIGHT - PROVIDE WEATHERPROOF UNIT AT EXTERIOR LOCATIONS
- CEILING LIGHT WITH PULL CHAIN
- 42" CEILING FAN/LIGHT COMBO

Project Name:

121 ON MAIN

OLON, IA

Owner Project Number:

--

CDT Project Number:

18040

carlson design team



1210 S. GILBERT ST.
SUITE 100
IOWA CITY, IA 52240
319-338-0066 PHONE
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Consultants:

Sheet Title:

UNIT 1.1
CONSTRUCTION
PLAN

Number	Date	Description
1	4-4-2017	Foundation Permit
2	4-7-2017	DD DOCS
3	4-14-2017	2nd FL Revision
4	4-18-2017	DRAFT
5	5-4-2017	PERMIT SET

Drawn By: Checked By:

JMC

RCC

Sheet Number:

A-2.2

GENERAL PLAN NOTES

- FLOORING SHALL BE CONTINUOUS TO COVER FLOOR FROM WALL TO WALL INCLUDING UNDER ALL CASEWORK.
- DOORS TO BE LOCATED AS SHOWN ON DRAWINGS, 3" OFF ADJOINING WALL OR CENTERED ON WALL OR AS NOTED OTHERWISE.
- TYPICAL DIMENSIONS ARE TO FACE OF STUD AT INTERIOR LOCATIONS AND FACE OF SHEATHING OR MASONRY AT EXTERIOR LOCATIONS UNLESS NOTED OTHERWISE.
- PROVIDE SOLID BLOCKING IN WALLS FOR THE INSTALLATION OF GRAB BARS AT WATER CLOSETS, TUBS, AND SHOWERS, TOILET ROOM ACCESSORIES, CLOSET RODS/SHELVES AND OTHER BUILT-IN EQUIPMENT.
- MECHANICAL, ELECTRICAL AND PLUMBING ITEMS SHOWN ON THESE PLANS ARE SCHEMATIC. SEE MEP DRAWINGS BY OTHERS FOR MORE DETAILED INFORMATION.
- BATHROOM VANITY CABINETS SHALL BE 48" LONG UNLESS NOTED OTHERWISE. CABINETS SHALL BE 24" DEEP WITH 22" DEEP COUNTERTOPS.

TYPE B UNIT ACCESSIBILITY NOTES

LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLE OUTLETS, ENVIRONMENTAL CONTROLS, ELECTRICAL PANELBOARDS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS SHALL COMPLY WITH ANSI A117.1-2009 SECTIONS 304.2 AND 304.3 AND AS FOLLOWS:

WALL MOUNTED ELECTRICAL RECEPTACLE OUTLETS (EXCEPT THOSE SERVING A DEDICATED USE): ACCESS TO PLUGS SHALL BE 5" MINIMUM AND 48" MAXIMUM ABOVE FINISH FLOOR MEASURED TO THE CENTERLINE OF THE LOWEST/HIGHEST RECEPTACLE OUTLET.

WALL MOUNTED ELECTRICAL RECEPTACLE OUTLETS AT COUNTERTOPS: 36" MAX. IN HT. AND 25 1/2" MAX. IN DEPTH. ACCESS TO PLUGS SHALL BE 46" MAXIMUM ABOVE FINISH FLOOR MEASURED TO THE CENTERLINE OF THE HIGHEST RECEPTACLE OUTLET.

ENVIRONMENTAL CONTROLS, ELECTRICAL PANELBOARDS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEM: ACCESS TO CONTROLS SHALL BE 5" MIN. AND 48" MAX. ABOVE FINISH FLOOR. MEASURED TO THE CENTERLINE OF THE LOWEST/HIGHEST RECEPTACLE OUTLET.

CONTROLS MOUNTED ON CEILING FANS, HVAC DIFFUSERS, CONTROLS OR SWITCHES MOUNTED ON APPLIANCES, PLUMBING FIXTURE CONTROLS, AND RESET BUTTONS AND SHUT-OFFS SERVING APPLIANCES, PIPING, AND PLUMBING FIXTURES DO NOT NEED TO COMPLY WITH THE ABOVE REQUIREMENTS.

GENERAL KITCHEN ACCESSIBILITY NOTES:

MUST HAVE 44" CLEAR BETWEEN EDGE OF KITCHEN ISLAND AND EDGE OF ADJACENT COUNTER OR HANDLE OF OVEN ON REFRIGERATION.

THERE MUST BE A CLEAR FLOOR SPACE OF 48" WIDE CENTERED, IN FRONT OF THE SINK, STOVE, AND REFRIGERATOR.

MUST HAVE 48" CLEAR SPACE CENTERED IN FRONT OF VANITY SINKS.

KEYED CONSTRUCTION NOTES

- PROVIDE SOLID BLOCKING IN WALLS FOR THE FUTURE INSTALLATION OF GRAB BARS AT WATER CLOSETS AND BATHROOMS - TYPICAL AT ALL BATHS IN ALL UNIT TYPES - SEE INTERIOR ELEVATIONS.
- PROVIDE SOLID BLOCKING IN WALL FOR THE FUTURE INSTALLATION OF SHUT-UP GRAB BAR (GRAB BAR SPECIALIST 91-SERIES OR EQUAL) AT WATER CLOSET.
- BALCONY CONSTRUCTION WITH GUARD RAILING. SEE SECTIONS AND DETAILS.
- PROVIDE SOLID BLOCKING IN WALL AS REQUIRED FOR RODS AND SHELVING.
- REFRIGERATOR/FREEZER SHALL HAVE AT LEAST 50% OF FREEZER COMPARTMENT SHELVING, INCLUDING THE BOTTOM OF THE FREEZER 54" MAX. ABOVE THE FLOOR WHEN THE SHELVES ARE INSTALLED AT THE MAXIMUM HT. POSSIBLE IN THE COMPARTMENT. UNIT DIMENSIONS: 64 3/4" X 33 3/8" X 35 3/4" H.
- ELECTRIC DRYER - VENT TO EXTERIOR AS REQUIRED.
- 60" X 33 5/8" BATHUB WITH PRE-FABRICATED SHOWER WALLS TO 42" AFF. PROVIDE TEMPERED GLASS SLIDING DOOR - INSTALL GYPSUM BOARD AT ADJACENT FIRE RESISTANT WALLS BEFORE TUB INSTALLATION.
- 36" X 48" SHOWER WITH WALLS UP TO 42" AFF. PROVIDE TEMPERED GLASS DOOR. INSTALL GYPSUM BOARD AT ADJACENT FIRE RESISTANT WALLS BEFORE SHOWER INSTALLATION.
- FILL ENCLOSED WALL SPACE SOLID WITH NET AND BLOW INSULATION (ANY SPACE MORE THAN 6" WIDE INCLUDING STUD SPACE).
- FLOOR DRAIN IN UTILITY ROOM.
- FURNACE AND HOT WATER HEATER.
- 66CL OUTLET ON BALCONY - TYPICAL.
- TUB TO BE WIDER SOAKER TUB - COORDINATE WITH OWNER.

LIGHTING FIXTURE LEGEND

- CEILING LIGHT
- EXHAUST FANLIGHT COMBO
- WALL MOUNTED LIGHT - PROVIDE WATERPROOF UNIT AT EXTERIOR LOCATIONS
- CEILING LIGHT WITH PULL CHAIN
- 42" CEILING FANLIGHT COMBO

DOOR AND FRAME SCHEDULE

NUMBER	DOOR			FRAME			FIRE RATING	HDW GROUP	NOTE
	SIZE	MATL	ELEV	GLAZING	HEAD	JAMB			
001	3'-0" 6'-8"	1 3/4"	SC	A	---	---	20 MIN.	1	---
002	3'-6" 6'-8"	1 3/4"	SC	A	---	---	20 MIN.	2	---
003	3'-0" 6'-8"	1 3/4"	FIB	C	1/A-6.3	5/A-6.3	---	6	2
004	3'-0" 6'-8"	1 3/4"	HC	A	---	---	---	3	---
005	2'-10" 6'-8"	1 3/4"	HC	A	---	---	---	5	---
006	2'-6" 6'-8"	1 3/4"	HC	A	---	---	---	5	---
007	6'-0" 6'-8"	1 3/4"	HC	B	---	---	---	7	---
008	5'-0" 6'-8"	1 3/4"	HC	B	---	---	---	7	---
009	3'-0" 6'-8"	1 3/4"	HC	A	---	---	---	5	---
010	2'-10" 6'-8"	1 3/4"	HC	A	---	---	---	3	---
011	5'-0" 6'-8"	1 3/4"	HC	D	---	---	---	4	1
012	2'-6" 6'-8"	1 3/4"	HC	B	---	---	---	8	---
013	3'-0" 6'-8"	1 3/4"	HC	B	---	---	---	8	3

DOOR AND FRAME SCHEDULE

HC - PRE-HUNG HOLLOW CORE WOOD DOOR - PRE-FINISH STAINED/SEALED IN CUSTOM COLOR

SC - PRE-HUNG SOLID CORE WOOD DOOR - PRE-FINISH STAINED/SEALED IN CUSTOM COLOR

ITG - INSULATED TEMPERED GLASS

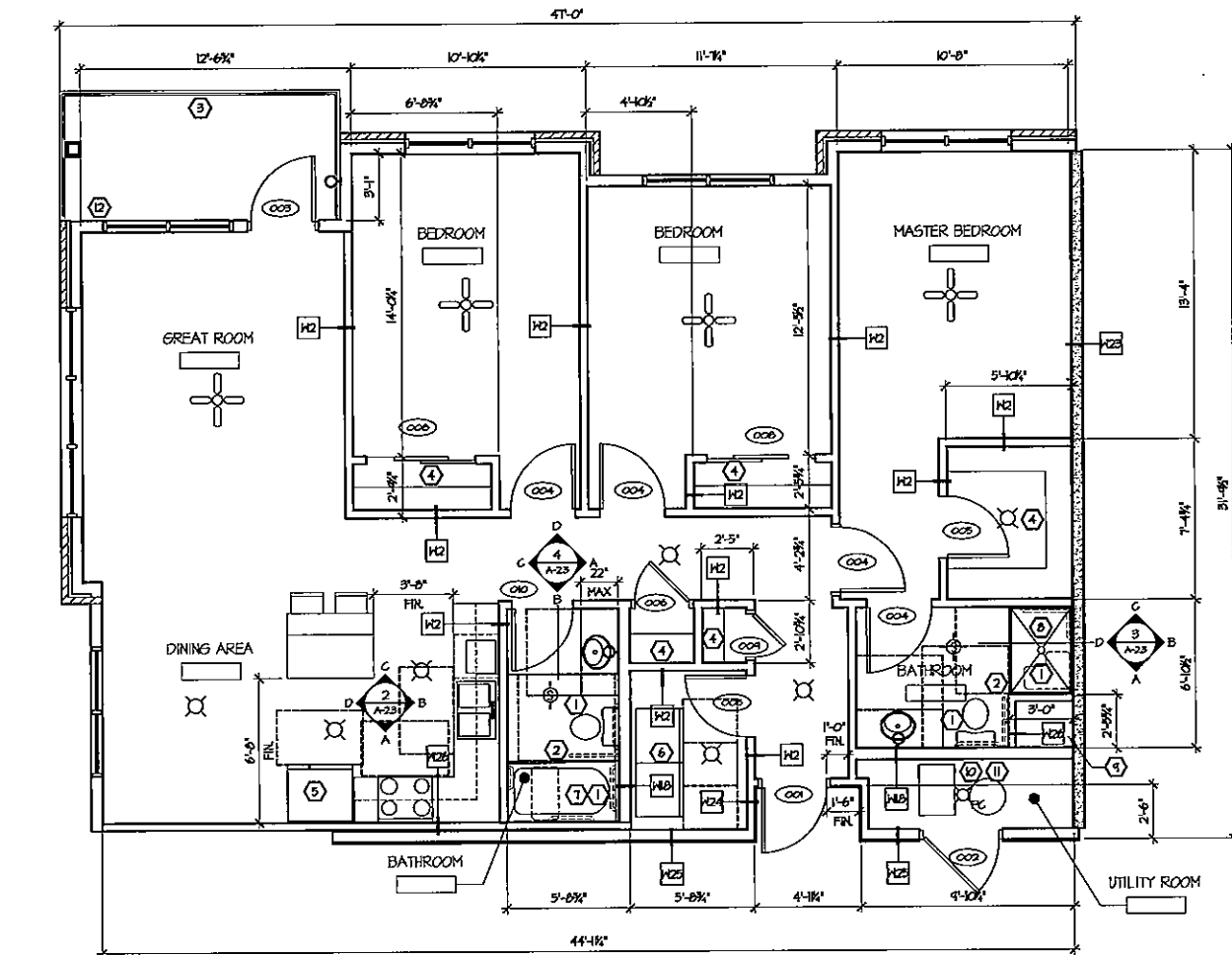
FIB - FIBERGLASS - PAINT

NOTES

- BI-FOLD DOOR - WIDTH AS INDICATED
- 6'-8" HT. DOOR WITH TRANSOM TO MATCH ADJACENT WINDOW HEAD HEIGHT
- POCKET DOOR WIDTH AS INDICATED PROVIDE DOOR HARDWARE WHICH ALLOWS A MINIMUM CLEAR OPENING WIDTH OF 32" WHEN DOOR IS IN FULL OPEN POSITION.

NOTES

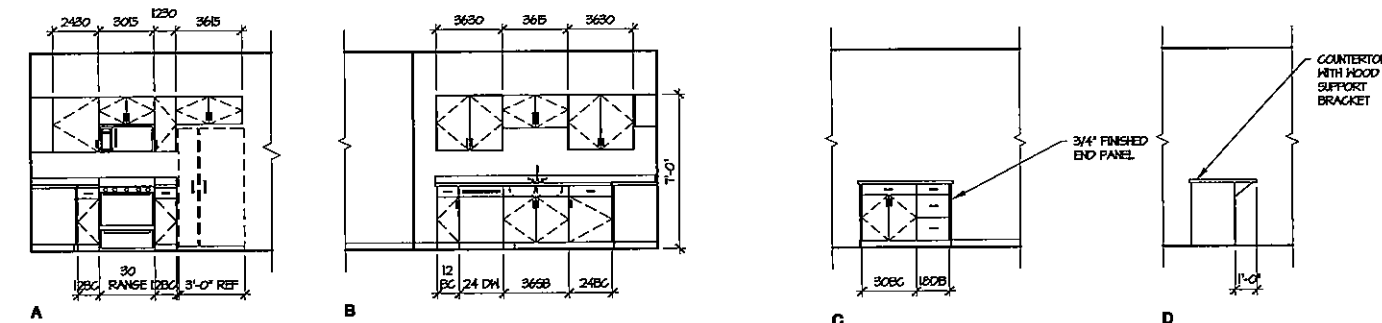
- ALL DOOR HARDWARE SHALL MEET ICCRC AND FMA ACCESSIBILITY REQUIREMENTS. PROVIDE ADA COMPLIANT LEVERS ON ALL SHINGING DOORS EXCEPT AS OTHERWISE NOTED.
 - AT TYPE B UNITS, THE FORCE FOR PUSHING OR PULLING OPEN THE UNIT ENTRY DOOR 001 SHALL BE 5.0 POUNDS (22.2N) MAXIMUM.
 - OPERABLE PARTS ON DOOR HARDWARE, HANDLES, PULLS, LATCHES AND LOCKS SHALL BE 34" MIN. AND 48" MAX. A.F.F.
 - DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MIN.
 - AT SPECIFIED 2'-10" DOORS: PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 31 5/8" WHEN DOOR IS IN FULL OPEN POSITION.
 - AT SPECIFIED 3'-0" DOORS: PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 32" WHEN DOOR IS IN FULL OPEN POSITION.
- 1 1/2" PAIR BUTT HINGES
- LOCKSET WITH DEADBOLT
- CLOSER
- WALL STOP
- ADA COMPLIANT THRESHOLD
- VENER AT 14'-8" A.F.F.
 - 1 1/2" PAIR BUTT HINGES
- KNULED KNOBSET
- STORE ROOM LOCKSET
- WALL STOP
- THRESHOLD
- CLOSER
 - 1 PAIR BUTT HINGES
- PRIVACY LATCH
- WALL STOP
 - BI-FOLD DOOR TRACK AND GUIDES
- 2 SURFACE PULLS
 - 1 PAIR BUTT HINGES
- PASSAGE LATCH
- WALL STOP
 - 1 1/2" PAIR BUTT HINGES
- LOCKSET WITH DEADBOLT
- HEATHERSTRIP
- WALL STOP
- ADA COMPLIANT THRESHOLD
 - BI-PASS DOOR TRACK/RAILS
- 2 RECESSED CAP PULLS
 - POCKET DOOR TRACK AND GUIDES
- 2 RECESSED UP PULLS



1 UNIT 2 CONSTRUCTION PLAN

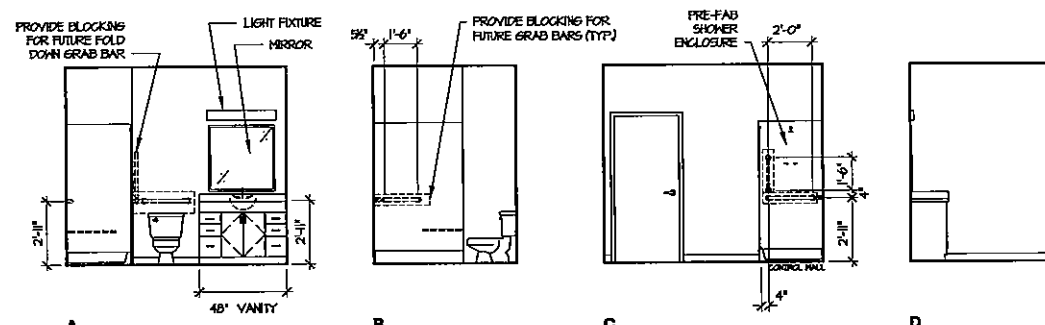
SCALE: 1/4" = 1'-0"

TYPE B UNIT



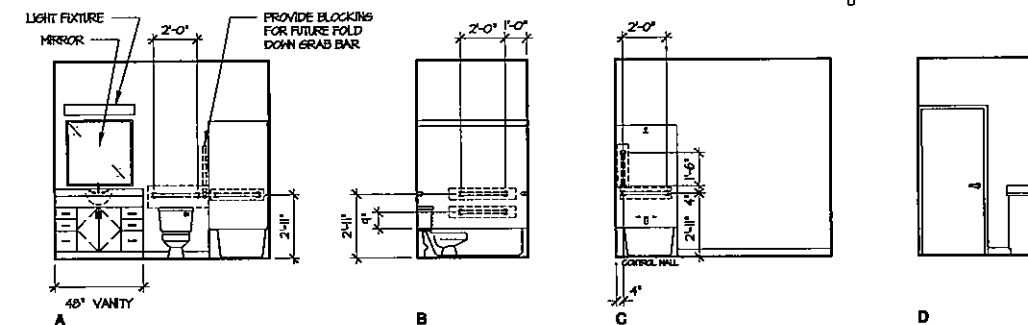
2 KITCHEN ELEVATION

SCALE: 1/4" = 1'-0"



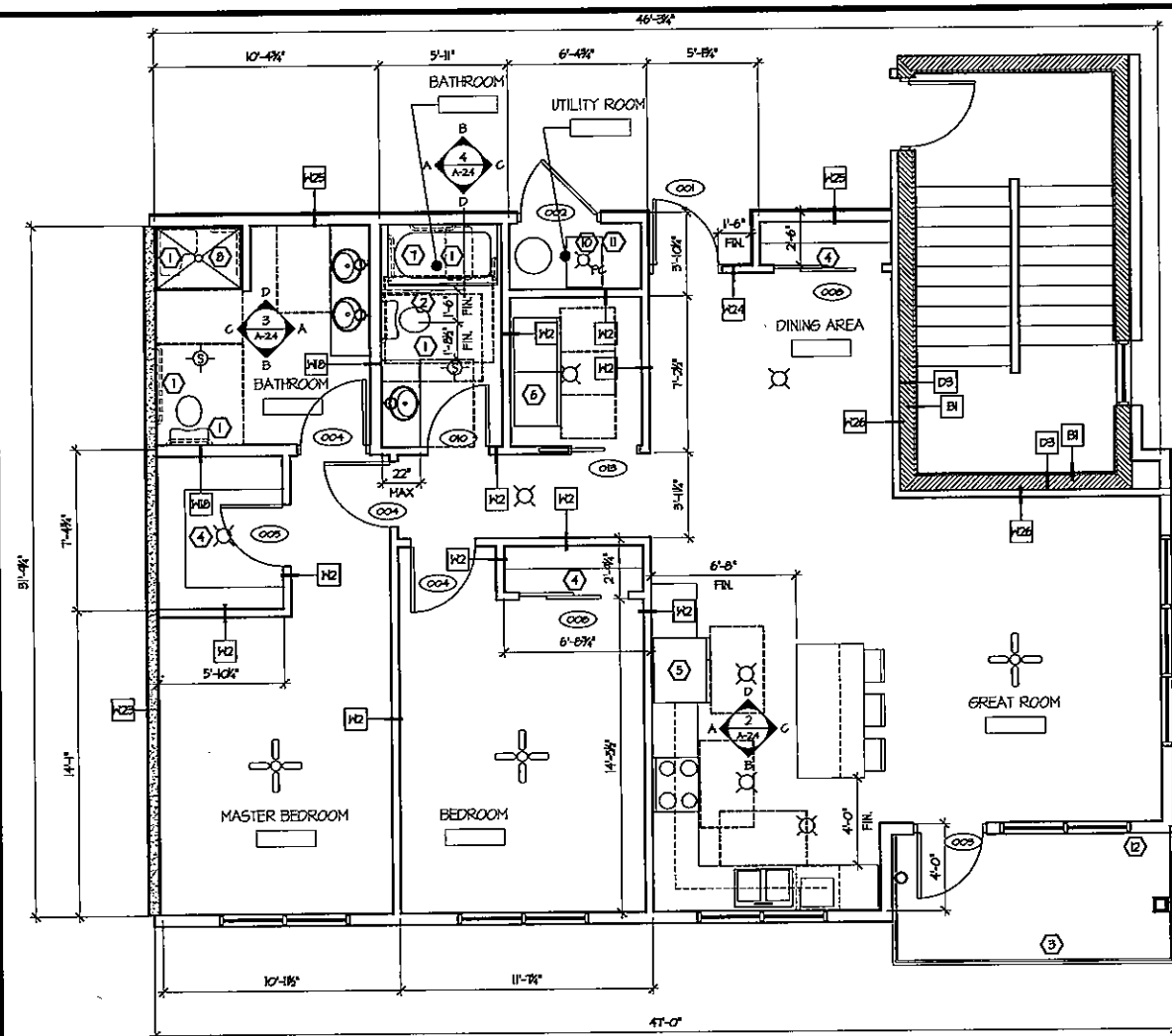
3 MASTER BATHROOM ELEVATION

SCALE: 1/4" = 1'-0"

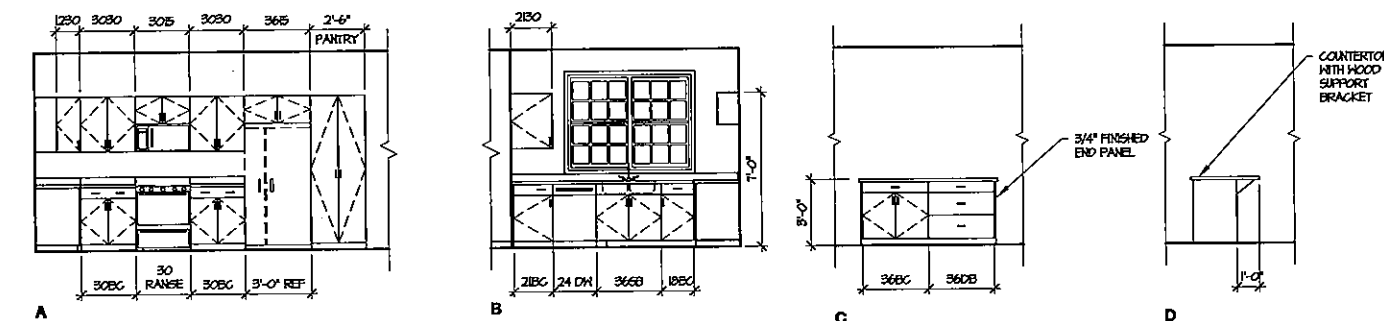


4 BATHROOM ELEVATION

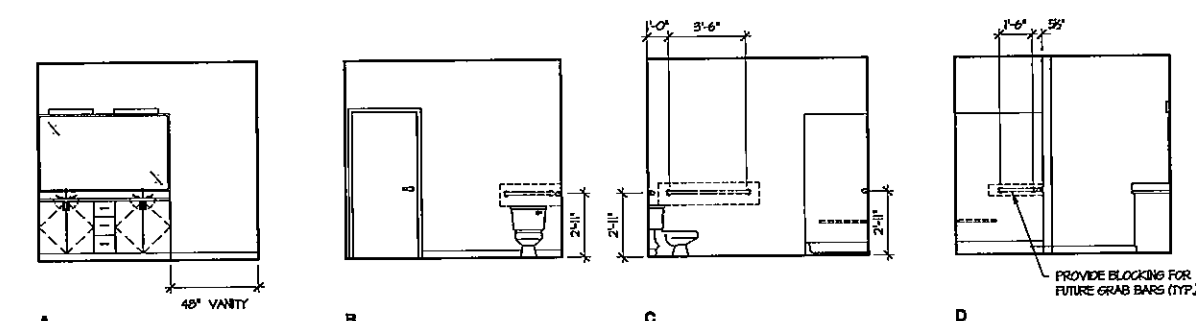
SCALE: 1/4" = 1'-0"



1 UNIT 3 CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"



2 KITCHEN ELEVATION
SCALE: 1/4" = 1'-0"



3 MASTER BATHROOM ELEVATION
SCALE: 1/4" = 1'-0"

DOOR AND FRAME SCHEDULE												
NUMBER	DOOR			FRAME			DETAIL			FIRE RATINGS	HDW GROUP	NOTE
	WD	HGT	THK	MATL	ELEV	GLAZING	HEAD	JAMB	SILL			
001	3'-0"	6'-8"	1 3/4"	SC	A					20 MIN	1	
002	3'-6"	6'-8"	1 3/4"	SC	A					20 MIN	2	
003	3'-0"	6'-8"	1 3/4"	FIB	C	ITG	1/A-6.3	5/A-6.3	6/A-6.3		6	2
004	3'-0"	6'-8"	1 3/4"	HC	A						3	
005	2'-10"	6'-8"	1 3/4"	HC	A						5	
006	2'-6"	6'-8"	1 3/4"	HC	A						5	
007	6'-0"	6'-8"	1 3/4"	HC	B						7	
008	5'-0"	6'-8"	1 3/4"	HC	B						7	
009	2'-0"	6'-8"	1 3/4"	HC	A						5	
010	2'-10"	6'-8"	1 3/4"	HC	A						3	
011	5'-0"	6'-8"	1 3/4"	HC	D						4	1
012	2'-6"	6'-8"	1 3/4"	HC	B						8	
013	3'-0"	6'-8"	1 3/4"	HC	B						8	3

CHILLING UNIT MATERIAL LEGEND

HC - PRE-FINISH HOLLOW CORE WOOD DOOR - PRE-FINISH STAINED/SEALED IN CUSTOM COLOR

SC - PRE-FINISH SOLID CORE WOOD DOOR - PRE-FINISH STAINED/SEALED IN CUSTOM COLOR

ITG - INSULATED TEMPERED GLASS

FIB - FIBERGLASS - PAINT

NOTES

1. BI-FOLD DOOR - WIDTH AS INDICATED

2. 6'-0" HT. DOOR WITH TRANSOM TO MATCH ADJACENT WINDOW HEAD HEIGHT

3. POCKET DOOR WIDTH AS INDICATED PROVIDE DOOR HARDWARE WHICH ALLOWS A MINIMUM CLEAR OPENING WIDTH OF 32" WHEN DOOR IS IN FULL OPEN POSITION

CHILLING UNIT DOOR HARDWARE

NOTES:

- ALL DOOR HARDWARE SHALL MEET ICCRC AND FMA ACCESSIBILITY REQUIREMENTS. PROVIDE ADA COMPLIANT LEVERS ON ALL SINGING DOORS EXCEPT AS OTHERWISE NOTED.
- AT TYPE B UNITS, THE FORCE FOR PUSHING OR PULLING OPEN THE UNIT ENTRY DOOR 001 SHALL BE 5.0 POUNDS (22.2N) MAXIMUM.
- OPERABLE PARTS ON DOOR HARDWARE, HANDLES, PULLS, LATCHES AND LOCKS SHALL BE 34" MIN. AND 48" MAX. AFF.
- DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MIN.
- AT SPECIFIED 7'-0" DOORS: PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 31 5/8" WHEN DOOR IS IN FULL OPEN POSITION
- AT SPECIFIED 5'-0" DOORS: PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 32" WHEN DOOR IS IN FULL OPEN POSITION

1. - 1 1/2 PAIR BUTT HINGES
- LOCKSET WITH DEADBOLT
- CLOSER
- WALL STOP
- ADA COMPLIANT THRESHOLD
- VIBRATOR AT 14'-0" AFF.

2. - 1 1/2 PAIR BUTT HINGES
- KNURED KNOBSET
- STORE ROOM LOCKSET
- WALL STOP
- THRESHOLD
- CLOSER

3. - 1 PAIR BUTT HINGES
- PRIVACY LATCH
- WALL STOP

4. - BI-FOLD DOOR TRACK AND GUIDES
- 2 SURFACE PULLS

5. - 1 PAIR BUTT HINGES
- PASSAGE LATCH
- WALL STOP

6. - 1 1/2 PAIR BUTT HINGES
- LOCKSET WITH DEADBOLT
- WEATHERSTRIP
- WALL STOP
- ADA COMPLIANT THRESHOLD

7. - BI-PASS DOOR TRACK/RAILS
- 2 RECESSED CLIP PULLS

8. - POCKET DOOR TRACK AND GUIDES
- 2 RECESSED UP PULLS

GENERAL PLAN NOTES

- FLOORING SHALL BE CONTIGUOUS TO COVER FLOOR FROM WALL TO WALL INCLUDING UNDER ALL CABINETS.
- DOORS TO BE LOCATED AS SHOWN ON DRAWINGS, 3" OFF ADJOINING WALL OR CENTERED ON WALL OR AS NOTED OTHERWISE.
- TYPICAL DIMENSIONS ARE TO FACE OF STUD AT INTERIOR LOCATIONS AND FACE OF SHEATHING OR MASONRY AT EXTERIOR LOCATIONS UNLESS NOTED OTHERWISE.
- PROVIDE SOLID BLOCKING IN WALLS FOR THE INSTALLATION OF GRAB BARS AT WATER CLOSETS, TUBS, AND SHOWERS, TOILET ROOM ACCESSORIES, CLOSET RODS/SHELVES AND OTHER BUILT-IN EQUIPMENT.
- MECHANICAL, ELECTRICAL AND PLUMBING ITEMS SHOWN ON THESE PLANS ARE SCHEMATIC. SEE MEP DRAWINGS BY OTHERS FOR MORE DETAILED INFORMATION.
- BATHROOM VANITY CABINETS SHALL BE 48" LONG UNLESS NOTED OTHERWISE. CABINETS SHALL BE 21" DEEP WITH 22" DEEP COUNTERTOPS.

TYPE B UNIT ACCESSIBILITY NOTES

LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLE OUTLETS, ENVIRONMENTAL CONTROLS, ELECTRICAL PANELBOARDS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS SHALL COMPLY WITH ANSI A117.1-2009 SECTIONS 304.2 AND 304.3 AND AS FOLLOWS:

WALL MOUNTED ELECTRICAL RECEPTACLE OUTLETS (EXCEPT THOSE SERVING A DEDICATED USE): ACCESS TO PLUGS SHALL BE 15" MINIMUM AND 48" MAXIMUM ABOVE FINISH FLOOR MEASURED TO THE CENTERLINE OF THE LONGEST/HIGHEST RECEPTACLE OUTLET

WALL MOUNTED ELECTRICAL RECEPTACLE OUTLETS AT COUNTERTOPS 36" MAX. IN HT. AND 25 1/2" MAX. IN DEPTH: ACCESS TO PLUGS SHALL BE 48" MAXIMUM ABOVE FINISH FLOOR MEASURED TO THE CENTERLINE OF THE HIGHEST RECEPTACLE OUTLET

ENVIRONMENTAL CONTROLS, ELECTRICAL PANELBOARDS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS: ACCESS TO CONTROLS SHALL BE 15" MIN. AND 48" MAX. ABOVE FINISH FLOOR. MEASURED TO THE CENTERLINE OF THE LONGEST/HIGHEST RECEPTACLE OUTLET

CONTROLS MOUNTED ON CEILING FANS, HVAC DIFFUSERS, CONTROLS OR SWITCHES MOUNTED ON APPLIANCES, PLUMBING FIXTURE CONTROLS, AND RESET BUTTONS AND SHUT-OFFS SERVING APPLIANCES, PIPES, AND PLUMBING FIXTURES DO NOT NEED TO COMPLY WITH THE ABOVE REQUIREMENTS

GENERAL KITCHEN ACCESSIBILITY NOTES:

MUST HAVE 44" CLEAR BETWEEN EDGE OF KITCHEN ISLAND AND EDGE OF ADJACENT COUNTER OR HANDLE OF OVEN ON REFRIGERATION

THERE MUST BE A CLEAR FLOOR SPACE OF 48" WIDE CENTERED, IN FRONT OF THE SINK, STOVE, AND REFRIGERATOR.

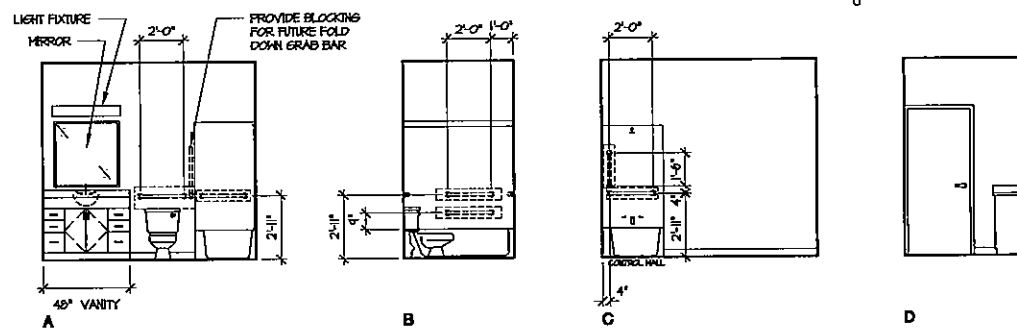
MUST HAVE 48" CLEAR SPACE CENTERED IN FRONT OF VANITY SINKS.

KEYED CONSTRUCTION NOTES

- PROVIDE SOLID BLOCKING IN WALLS FOR THE FUTURE INSTALLATION OF GRAB BARS AT WATER CLOSETS AND BATHROOMS - TYPICAL AT ALL BATHS IN ALL UNIT TYPES - SEE INTERIOR ELEVATIONS
- PROVIDE SOLID BLOCKING IN WALL FOR THE FUTURE INSTALLATION OF SHING-UP GRAB BAR (GRAB BAR SPECIALIST 9T-SERIES OR EQUAL) AT WATER CLOSET.
- BALCONY CONSTRUCTION WITH GUARD RAILINGS. SEE SECTIONS AND DETAILS
- PROVIDE SOLID BLOCKING IN WALL AS REQUIRED FOR ROOFS AND SHELVING
- REFRIGERATOR/FREEZER SHALL HAVE AT LEAST 50% OF FREEZER COMPARTMENT SHELVING, INCLUDING THE BOTTOM OF THE FREEZER 54" MAX. ABOVE THE FLOOR WHEN THE SHELVES ARE INSTALLED AT THE MAXIMUM HT. POSSIBLE IN THE COMPARTMENT. UNIT DIMENSIONS: 64 3/4" H X 33 3/4" D X 25 3/4" W
- ELECTRIC DRYER - VENT TO EXTERIOR AS REQUIRED
- 60" X 33 3/4" BATHING WITH PRE-FABRICATED SHOWER WALLS TO 472" AFF. PROVIDE TEMPERED GLASS SLIDING DOOR. - INSTALL GYPSUM BOARD AT ADJACENT FIRE RESISTANT WALLS BEFORE TUB INSTALLATION
- 36" X 48" SHOWER WITH WALLS UP TO 472" AFF. PROVIDE TEMPERED GLASS DOOR. - INSTALL GYPSUM BOARD AT ADJACENT FIRE RESISTANT WALLS BEFORE SHOWER INSTALLATION
- FILL ENCLOSED WALL SPACE SOLID WITH NET AND BLOW INSULATION (ANY SPACE MORE THAN 6" WIDE INCLUDING STUD SPACE)
- FLOOR DRAIN IN UTILITY ROOM
- FURNACE AND HOT WATER HEATER
- EGC OUTLET ON BALCONY - TYPICAL
- TUB TO BE HIDER SOAKER TUB - COORDINATE WITH OWNER

LIGHTING FIXTURE LEGEND

- CEILING LIGHT
- EXHAUST FAN/LIGHT COMBO
- WALL MOUNTED LIGHT - PROVIDE WATERPROOF UNIT AT EXTERIOR LOCATIONS
- CEILING LIGHT WITH PULL CHAIN
- 42" CEILING FAN/LIGHT COMBO



4 BATHROOM ELEVATION
SCALE: 1/4" = 1'-0"

Project Name:

121 ON MAIN

SOLON, IA

Owner Project Number:

CDT Project Number:
16040

carlson design team

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Consultants:

Sheet Title:

UNIT 3
CONSTRUCTION
PLAN

Number	Date	Description
1	4-4-2017	Foundation Permit
2	4-7-2017	DD DOCS
3	4-14-2017	2nd FL Revision
4	4-18-2017	DRAFT
5	5-4-2017	PERMIT SET

Drawn By: Checked By:

JMC RCC

Sheet Number:

A-2.4

GENERAL PLAN NOTES

- FLOORING SHALL BE CONTIGUOUS TO COVER FLOOR FROM WALL TO WALL INCLUDING UNDER ALL CASEWORK.
- DOORS TO BE LOCATED AS SHOWN ON DRAWINGS, 3" OFF ADJOINING WALL OR CENTERED ON WALL OR AS NOTED OTHERWISE.
- TYPICAL DIMENSIONS ARE TO FACE OF STUD AT INTERIOR LOCATIONS AND FACE OF SHEATHING OR MASONRY AT EXTERIOR LOCATIONS UNLESS NOTED OTHERWISE.
- PROVIDE SOLID BLOCKING IN WALLS FOR THE INSTALLATION OF GRAB BARS AT WATER CLOSETS, TUBS, AND SHOWERS, TOILET ROOM ACCESSORIES, CLOSET ROOFS/SHELVES AND OTHER BUILT-IN EQUIPMENT.
- MECHANICAL, ELECTRICAL AND PLUMBING ITEMS SHOWN ON THESE PLANS ARE SCHEMATIC. SEE MEP DRAWINGS BY OTHERS FOR MORE DETAILED INFORMATION.
- BATHROOM VANITY CABINETS SHALL BE 48" LONG UNLESS NOTED OTHERWISE. CABINETS SHALL BE 21" DEEP WITH 22" DEEP COUNTERTOPS.

TYPE B UNIT ACCESSIBILITY NOTES

LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLE OUTLETS, ENVIRONMENTAL CONTROLS, ELECTRICAL PANELBOARDS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS SHALL COMPLY WITH ANSI A117.1-2001 SECTIONS 304.2 AND 304.3 AND AS FOLLOWS:

WALL MOUNTED ELECTRICAL RECEPTACLE OUTLETS (EXCEPT THOSE SERVING A DEDICATED USE), ACCESS TO PLUGS SHALL BE 15" MINIMUM AND 48" MAXIMUM ABOVE FINISH FLOOR MEASURED TO THE CENTERLINE OF THE LOWEST/HIGHEST RECEPTACLE OUTLET.

WALL MOUNTED ELECTRICAL RECEPTACLE OUTLETS AT COUNTERTOPS 36" MAX. IN HT. AND 25 1/2" MAX. IN DEPTH. ACCESS TO PLUGS SHALL BE 46" MAXIMUM ABOVE FINISH FLOOR MEASURED TO THE CENTERLINE OF THE HIGHEST RECEPTACLE OUTLET.

ENVIRONMENTAL CONTROLS, ELECTRICAL PANELBOARDS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEM, ACCESS TO CONTROLS SHALL BE 15" MIN. AND 48" MAX. ABOVE FINISH FLOOR MEASURED TO THE CENTERLINE OF THE LOWEST/HIGHEST RECEPTACLE OUTLET.

CONTROLS MOUNTED ON CEILING FANS, HVAC DIFFUSERS, CONTROLS OR SWITCHES MOUNTED ON APPLIANCES, PLUMBING FIXTURE CONTROLS, AND RESET BUTTONS AND SAFFS SERVING APPLIANCES, PIPING, AND PLUMBING FIXTURES DO NOT NEED TO COMPLY WITH THE ABOVE REQUIREMENTS.

GENERAL KITCHEN ACCESSIBILITY NOTES:
MUST HAVE 44" CLEAR BETWEEN EDGE OF KITCHEN ISLAND AND EDGE OF ADJACENT COUNTER OR HANDLE OF OVEN OR REFRIGERATOR.
THERE MUST BE A CLEAR FLOOR SPACE OF 48" WIDE CENTERED, IN FRONT OF THE SINK, STOVE, AND REFRIGERATOR.

MUST HAVE 48" CLEAR SPACE CENTERED IN FRONT OF VANITY SINKS.

KEYED CONSTRUCTION NOTES

- PROVIDE SOLID BLOCKING IN WALLS FOR THE FUTURE INSTALLATION OF GRAB BARS AT WATER CLOSETS AND BATHROOMS - TYPICAL AT ALL BATHS IN ALL UNIT TYPES - SEE INTERIOR ELEVATIONS.
- PROVIDE SOLID BLOCKING IN WALL FOR THE FUTURE INSTALLATION OF SHING-UP GRAB BAR (GRAB BAR SPECIALIST T-SERIES OR EQUAL) AT WATER CLOSET.
- BALCONY CONSTRUCTION WITH GUARD RAILING. SEE SECTIONS AND DETAILS.
- PROVIDE SOLID BLOCKING IN WALL AS REQUIRED FOR ROOFS AND SHELVING.
- REFRIGERATOR/FREEZER SHALL HAVE AT LEAST 50% OF FREEZER COMPARTMENT SHELVING, INCLUDING THE BOTTOM OF THE FREEZER 54" MAX. ABOVE THE FLOOR WHEN THE SHELVES ARE INSTALLED AT THE MAXIMUM HT. POSSIBLE IN THE COMPARTMENT. UNIT DIMENSIONS: 64 3/4" X 33 3/4" X 35 3/4".
- ELECTRIC DRYER - VENT TO EXTERIOR AS REQUIRED.
- 60" X 33 5/8" BATHING WITH PRE-FABRICATED SHOWER WALLS TO 42" AFF.
- PROVIDE TEMPERED GLASS SLIDING DOOR - INSTALL GYPSUM BOARD AT ADJACENT FIRE RESISTANT WALLS BEFORE TUB INSTALLATION.
- 36" X 48" SHOWER WITH WALLS UP TO 42" AFF. PROVIDE TEMPERED GLASS DOOR. INSTALL GYPSUM BOARD AT ADJACENT FIRE RESISTANT WALLS BEFORE SHOWER INSTALLATION.
- FILL ENCLOSED WALL SPACE SOLID WITH NET AND BLOW INSULATION (ANY SPACE MORE THAN 6" WIDE INCLUDING STUD SPACE).
- FURNACE AND HOT WATER HEATER.
- GFCI OUTLET ON BALCONY - TYPICAL.
- TUB TO BE WIDER SOAKER TUB - COORDINATE WITH OWNER.

LIGHTING FIXTURE LEGEND

- CEILING LIGHT
- EXHAUST FAN/LIGHT COMBO
- WALL MOUNTED LIGHT - PROVIDE WATERPROOF UNIT AT EXTERIOR LOCATIONS
- CEILING LIGHT WITH FULL CHAIN
- 42" CEILING FAN/LIGHT COMBO

DOOR AND FRAME SCHEDULE

NUMBER	DOOR			FRAME			DETAIL			FIRE RATING	HDW GROUP	NOTE
	WD	HGT	THK	MATL	ELEV	GLAZING	HEAD	JAMB	SILL			
001	3'-0"	6'-8"	1 3/4"	SC	A					20 MIN.	1	
002	3'-0"	6'-8"	1 3/4"	SC	A					20 MIN.	2	
003	3'-0"	6'-8"	1 3/4"	FIB	C	ITG	1/A-6.3	5/A-6.3	6/A-6.3		6	2
004	3'-0"	6'-8"	1 3/4"	HC	A						3	
005	2'-10"	6'-8"	1 3/4"	HC	A						5	
006	2'-6"	6'-8"	1 3/4"	HC	A						5	
007	6'-0"	6'-8"	1 3/4"	HC	B						7	
008	5'-0"	6'-8"	1 3/4"	HC	B						7	
009	2'-0"	6'-8"	1 3/4"	HC	A						5	
010	2'-10"	6'-8"	1 3/4"	HC	A						5	
011	5'-0"	6'-8"	1 3/4"	HC	D						4	1
012	2'-6"	6'-8"	1 3/4"	HC	B						8	
013	3'-0"	6'-8"	1 3/4"	HC	B						8	3

CHILLING UNIT MATERIAL LEGEND

HC - PRE-HUNG HOLLOW CORE WOOD DOOR - PRE-FINISH STAINED/SEALED IN CUSTOM COLOR.

SC - PRE-HUNG SOLID CORE WOOD DOOR - PRE-FINISH STAINED/SEALED IN CUSTOM COLOR.

ITG - INSULATED TEMPERED GLASS

FIB - FIBERGLASS - PAINT

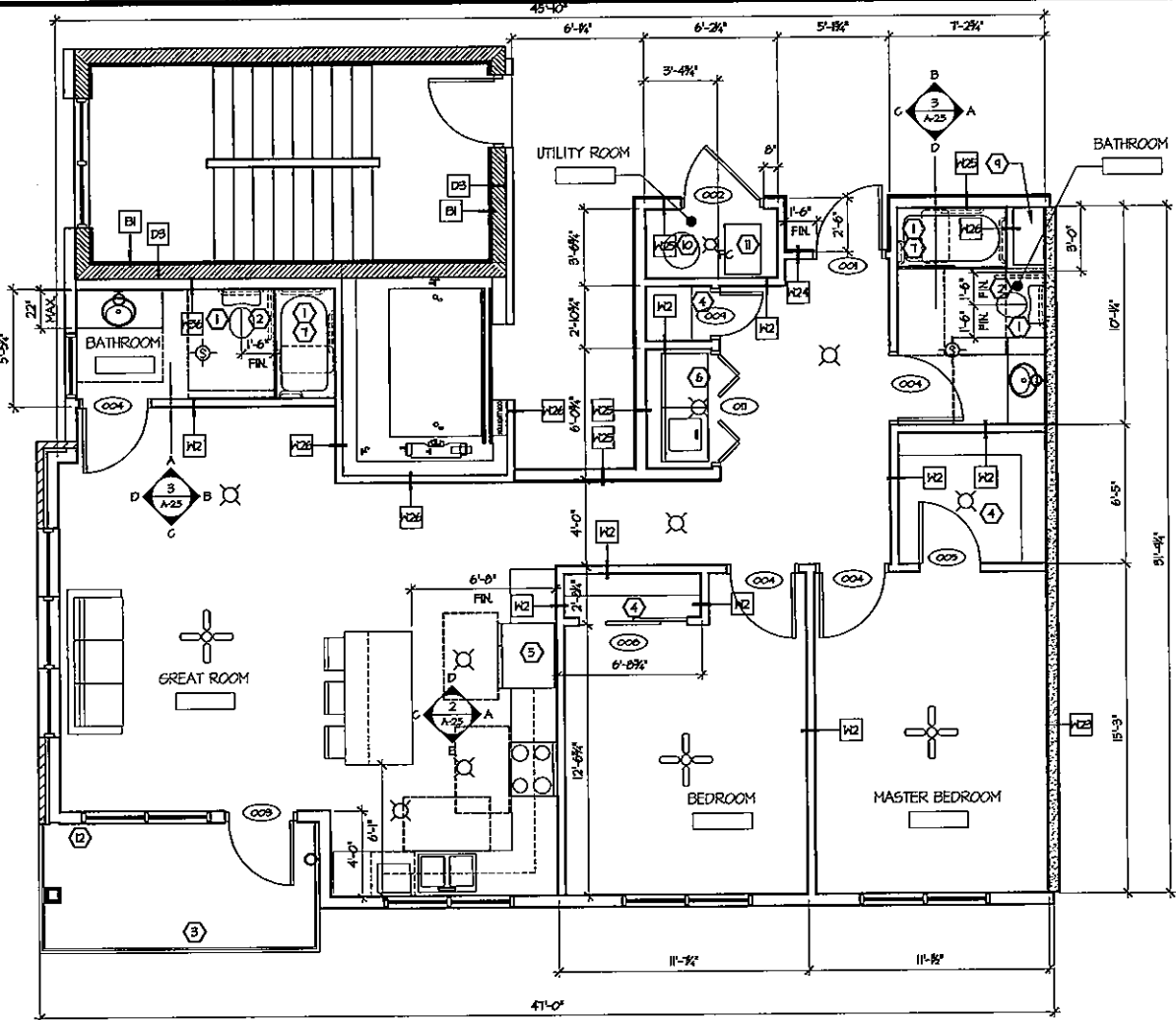
NOTES

- BI-FOLD DOOR - WIDTH AS INDICATED
- 6'-8" HT. DOOR WITH TRANSOM TO MATCH ADJACENT WINDOW HEAD HEIGHT
- POCKET DOOR WIDTH AS INDICATED PROVIDE DOOR HARDWARE WHICH ALLOWS A MINIMUM CLEAR OPENING WIDTH OF 32" WHEN DOOR IS IN FULL OPEN POSITION.

NOTES

- ALL DOOR HARDWARE SHALL MEET ICCRC AND FMA ACCESSIBILITY REQUIREMENTS.
- PROVIDE ADA COMPLIANT LEVERS ON ALL SHINGING DOORS EXCEPT AS OTHERWISE NOTED.
- AT TYPE B UNITS, THE FORCE FOR PUSHING OR PULLING OPEN THE UNIT ENTRY DOOR 001 SHALL BE 5.0 POUNDS (22.2N) MAXIMUM.
- OPERABLE PARTS ON DOOR HARDWARE, HANDLES, PULLS, LATCHES AND LOCKS SHALL BE 34" MIN. AND 48" MAX. AFF.
- DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MIN.
- AT SPECIFIED 2'-10" DOORS: PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 31 5/8" WHEN DOOR IS IN FULL OPEN POSITION.
- AT SPECIFIED 3'-0" DOORS: PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 32" WHEN DOOR IS IN FULL OPEN POSITION.

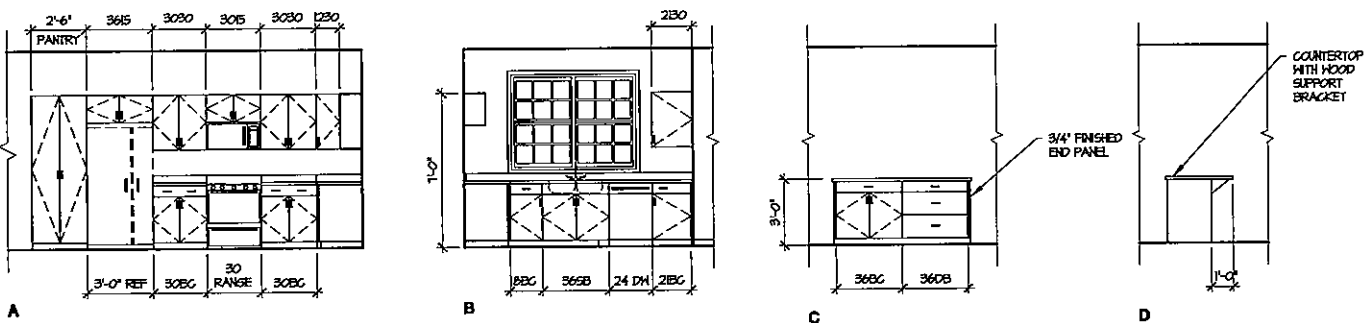
- 1 1/2" PAIR BUTT HINGES
- LOCKSET WITH DEADBOLT
- CLOSER
- ADA COMPLIANT THRESHOLD
- VIEWER AT 14'-8" AFF.
- 1 1/2" PAIR BUTT HINGES
- KNUBBED KNOBSET
- STORE ROOM LOCKSET
- HALL STOP
- THRESHOLD
- CLOSER
- 1 PAIR BUTT HINGES
- PRIVACY LATCH
- HALL STOP
- BI-FOLD DOOR TRACK AND GUIDES
- 2 SURFACE PULLS
- 1 PAIR BUTT HINGES
- PASSAGE LATCH
- HALL STOP
- 1 1/2" PAIR BUTT HINGES
- LOCKSET WITH DEADBOLT
- WEATHERSTRIP
- HALL STOP
- ADA COMPLIANT THRESHOLD
- BI-PASS DOOR TRACK/RAILS
- 2 RECESSED CLIP PULLS
- POCKET DOOR TRACK AND GUIDES
- 2 RECESSED CLIP PULLS



1 UNIT 4 CONSTRUCTION PLAN

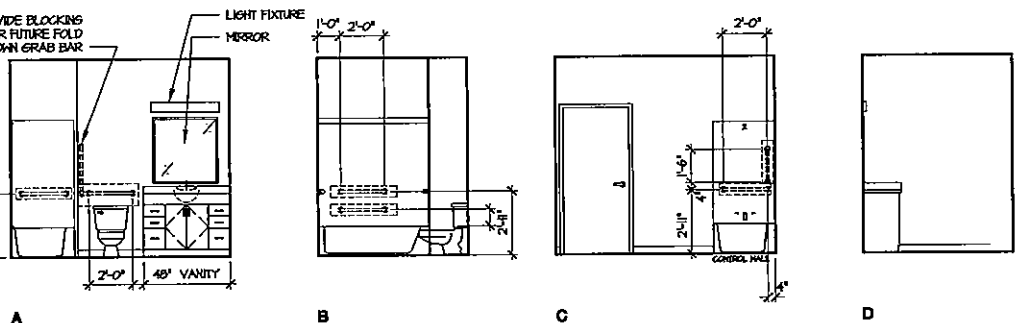
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TYPE B UNIT



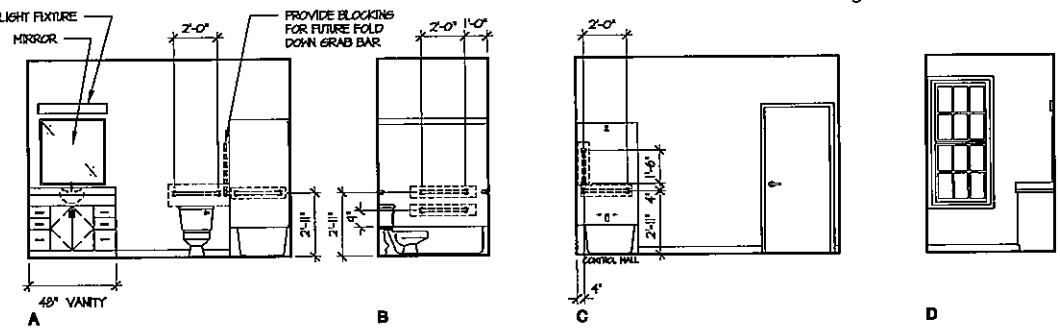
2 KITCHEN ELEVATION

SCALE: 1/4" = 1'-0"



3 BATHROOM ELEVATION

SCALE: 1/4" = 1'-0"

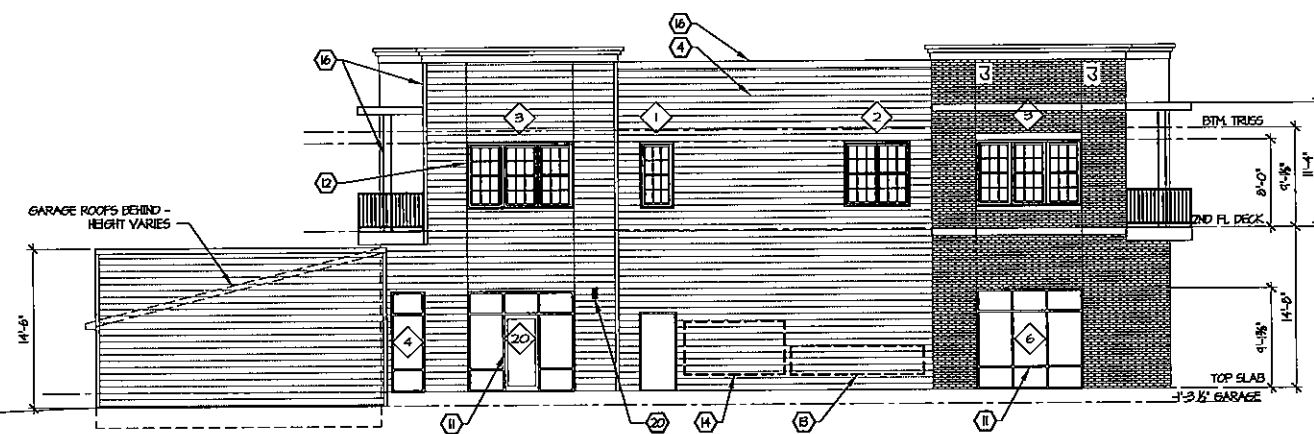


4 BATHROOM ELEVATION

SCALE: 1/4" = 1'-0"



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



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH MATERIALS

ALL FINISHES SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL OF MATERIAL/COLOR.

BRICK: SEE EXTERIOR RENDERINGS.

MANUFACTURED STONE: SEE EXTERIOR RENDERINGS.

STOREFRONT SYSTEMS: DARK BRONZE ANODIZED ALUMINUM FRAMES WITH CLEAR INSULATED GLASS (TEMPERED WHERE NOTED). WEST ELEVATION TO HAVE TINTED GLAZING SIMILAR TO CRYSTAL GRAY A-50 ON #2.

VINYL WINDOWS AND DOORS: COLOR: DARK BRONZE

METAL RAILINGS: PRE-FINISHED, COLOR: BLACK

CEMENT BOARD: JAMES HARDIE FACTORY FINISHED HARDIE PLANK LAP SIDING AND TRIM BOARDS, COLOR: MONTEREY TAUPE.

HOLLOW METAL DOORS: PAINT TO MATCH HARDIE PLANK MONTEREY TAUPE.

ROOF SHINGLES: CERTAINTED LANDMARK PLUS.

CANOPY COLOR: BLACK

GARAGE DOORS: VINYL WITH CLEAR WINDOWS. COLOR: WHITE

BUILDING ELEVATION KEY NOTES

- 1 6" HT. MANUFACTURED STONE VENEER
- 2 6" HT. MANUFACTURED STONE VENEER TYPICAL AT WINDOW HEADS AT MASONRY VENEER LOCATIONS 2ND THRU 4TH FLOOR
- 3 5" HT. MANUFACTURED STONE SILL WITH SLOPED TOP AND DRIP TYPICAL AT WINDOW SILL AT MASONRY VENEER LOCATIONS 2ND THRU 4TH FLOOR
- 4 CEMENT BOARD SIDING TYPICAL
- 5 STANDARD SIZE FACE BRICK VENEER TYPICAL
- 6 MASONRY CONTROL JOINT AT CORNER NOTED 'CJ' TYPICAL
- 7 CLASS A ROOF SHINGLES
- 8 PROJECTED ALUMINUM AND FABRIC CANOPY SYSTEM
- 9 PROJECTED ALUMINUM CANOPY STRUCTURE - BLACK
- 10 PROJECTED BALCONY CONSTRUCTION WITH METAL GUARD RAILING SYSTEM
- 11 ALUMINUM STOREFRONT WINDOW SYSTEM WITH CLEAR INSULATED GLASS
- 12 VINYL WINDOWS AT 2ND FLOOR LOCATIONS
- 13 GAS METERS - SEE MECHANICAL DRAWINGS BY OTHERS FOR MORE DETAILED INFORMATION
- 14 ELECTRICAL METERS, SWITCHGEAR, TRANSFORMER AND EMERGENCY GENERATOR. SEE ELECTRICAL DRAWINGS BY OTHERS FOR MORE DETAILED INFORMATION
- 15 42" HEIGHT METAL GUARDRAIL AND RAILING SYSTEM. PROVIDE RAILING ONLY ALONG STAIRS ON BUILDING SIDE.
- 16 CEMENT BOARD FASCIA BOARDS AND COLUMN TRIM - COLOR TO MATCH SIDING
- 17 PRE-FINISHED ALUMINUM GUTTER AND DOWNPOUT.
- 18 BUILT UP CORNICE. SEE DETAIL 3/A-5.3.
- 19 BUILDING SIGNAGE - SEE DETAIL 1/A-6.6.
- 20 TUBELIGHTS - SIMILAR TO MAG LIGHTING - DS-1506 DOWNLIGHT IN BLACK FINISH
- 21 GOOSENECK LIGHTS SIMILAR TO RAD LIGHTING MODEL LED ANGLED CONE GOOSENECK WITH ARM STYLE 2 IN BLACK FINISH
- 22 PROVIDE HIDE ANGLE CAN LIGHTS IN EACH END OF GARAGE SOFFIT.

Project Name:

121 ON MAIN

SOLON, IA

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CDT Project Number:
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Consultants:

Sheet Title:

EXTERIOR
ELEVATIONS

Number	Date	Description
1	4-4-2017	Foundation Permit
2	4-7-2017	DD DOCS
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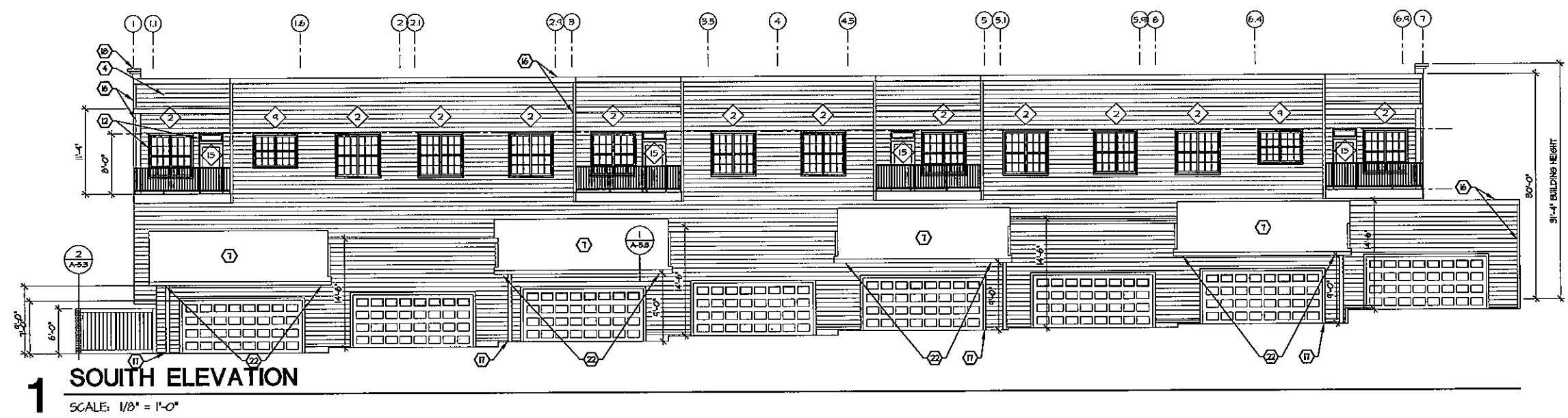
JMC

RCC

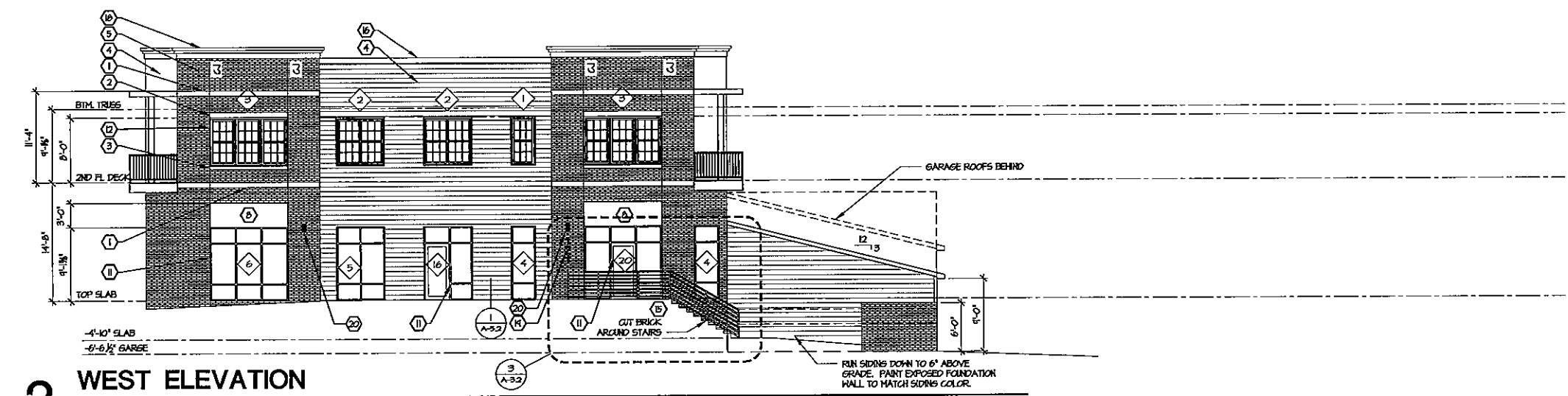
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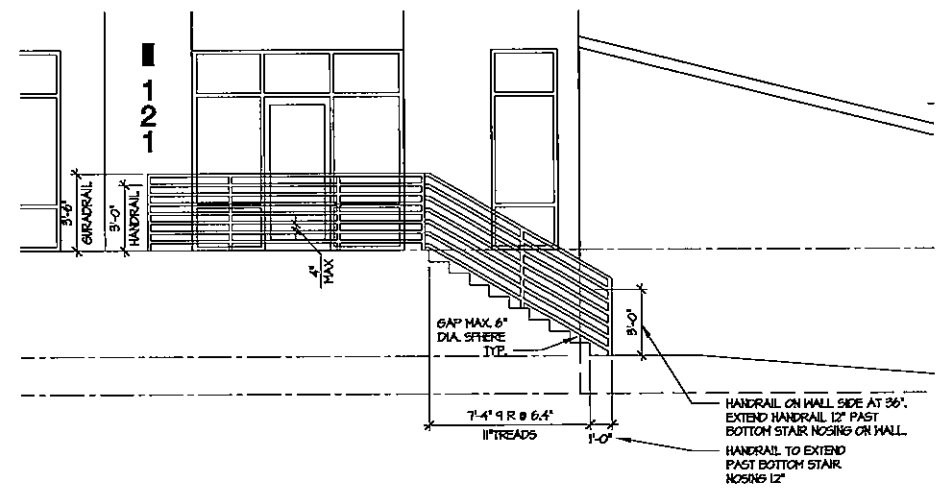
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1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 EXTERIOR STAIR - ENLARGED
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH MATERIALS

- ALL FINISHES SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL OF MATERIAL/COLOR.
- BRICK: SEE EXTERIOR RENDERINGS.
- MANUFACTURED STONE: SEE EXTERIOR RENDERINGS.
- STOREFRONT SYSTEMS: DARK BRONZE ANODIZED ALUMINUM FRAMES WITH CLEAR INSULATED GLASS (TEMPERED WHERE NOTED). WEST ELEVATION TO HAVE TINTED GLAZING SIMILAR TO CRYSTAL GRAY A-50 ON #2.
- VINYL WINDOWS AND DOORS: COLOR: DARK BRONZE
- METAL RAILINGS: PRE-FINISHED, COLOR: BLACK
- CEMENT BOARD: JAMES HARDIE FACTORY FINISHED HARDIE PLANK LAP SIDING AND TRIM BOARDS. COLOR: MONTEREY TAUPE.
- HOLLOW METAL DOORS: PAINT TO MATCH HARDIE PLANK MONTEREY TAUPE.
- ROOF SHINGLES: CERTANTIEED LANDMARK PLUS.
- CANOPY COLOR: BLACK
- GARAGE DOORS: VINYL WITH CLEAR WINDOWS. COLOR: WHITE

BUILDING ELEVATION KEY NOTES

- 8" HT. MANUFACTURED STONE VENEER
- 8" HT. MANUFACTURED STONE VENEER TYPICAL AT WINDOW HEADS AT MASONRY VENEER LOCATIONS 2ND THRU 4TH FLOOR.
- 5" HT. MANUFACTURED STONE SILL WITH SLOPED TOP AND DRIP TYPICAL AT WINDOW SILL AT MASONRY VENEER LOCATIONS 2ND THRU 4TH FLOOR.
- CEMENT BOARD SIDING TYPICAL.
- STANDARD SIZE FACE BRICK VENEER TYPICAL.
- MASONRY CONTROL JOINT AT CORNER NOTED 1/2" TYPICAL.
- CLASS A ROOF SHINGLES
- PROJECTED ALUMINUM AND FABRIC CANOPY SYSTEM.
- PROJECTED ALUMINUM CANOPY STRUCTURE - BLACK
- PROJECTED BALCONY CONSTRUCTION WITH METAL GUARD RAILING SYSTEM
- ALUMINUM STOREFRONT WINDOW SYSTEM WITH CLEAR INSULATED GLASS
- VINYL WINDOWS AT 2ND FLOOR LOCATIONS.
- GAS METERS - SEE MECHANICAL DRAWINGS BY OTHERS FOR MORE DETAILED INFORMATION
- ELECTRICAL METERS, SWITCHGEAR, TRANSFORMER AND EMERGENCY GENERATOR. SEE ELECTRICAL DRAWINGS BY OTHERS FOR MORE DETAILED INFORMATION
- 42" HEIGHT METAL GUARDRAIL AND RAILING SYSTEM. PROVIDE RAILING ONLY ALONG STAIRS ON BUILDING SIDE.
- CEMENT BOARD FASCIA BOARDS AND COLUMN TRIM - COLOR TO MATCH SIDING
- PRE-FINISHED ALUMINUM GUTTER AND DOWNSPOUT.
- BUILT UP CORNICE. SEE DETAIL 3/A-5.3.
- BUILDING SIGNAGE - SEE DETAIL 1/A-6.6.
- TUBELIGHTS - SIMILAR TO MAC LIGHTING - DS-H506 DOWNLIGHT IN BLACK FINISH.
- GOOSENECK LIGHTS SIMILAR TO RAB LIGHTING MODEL LED ANGLED CONE GOOSENECK WITH ARM STYLE 2 IN BLACK FINISH.
- PROVIDE WIDE ANGLE CAN LIGHTS IN EACH END OF GARAGE SOFFIT.

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Consultants:

Sheet Title:
WALL SECTIONS

Number	Date	Description
1	4-4-2017	Foundation Permit
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4	4-18-2017	DRAFT
5	5-4-2017	PERMIT SET

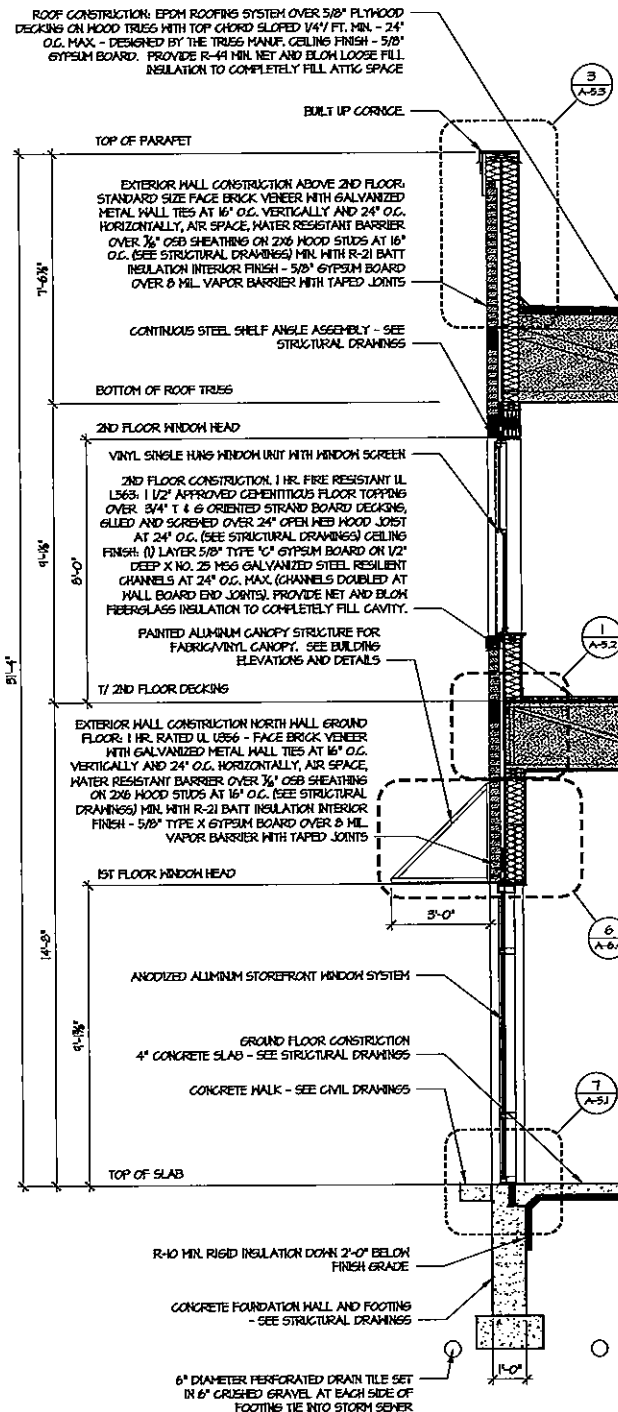
Drawn By: Checked By:

JMC

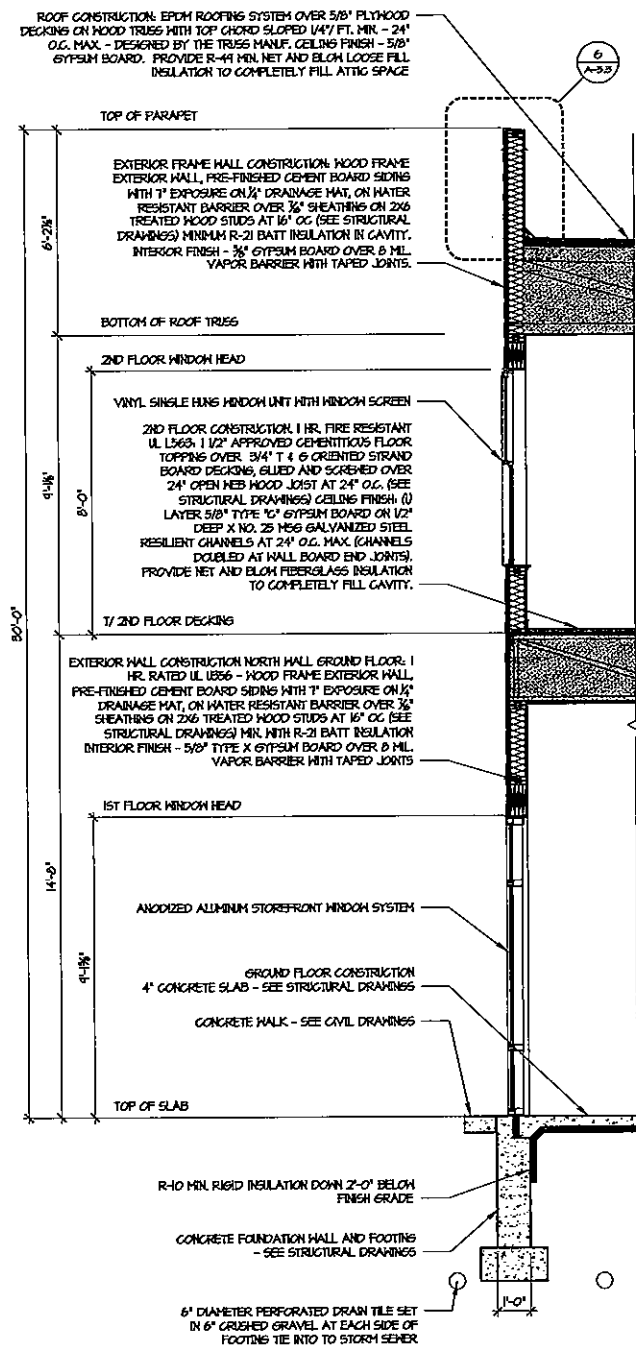
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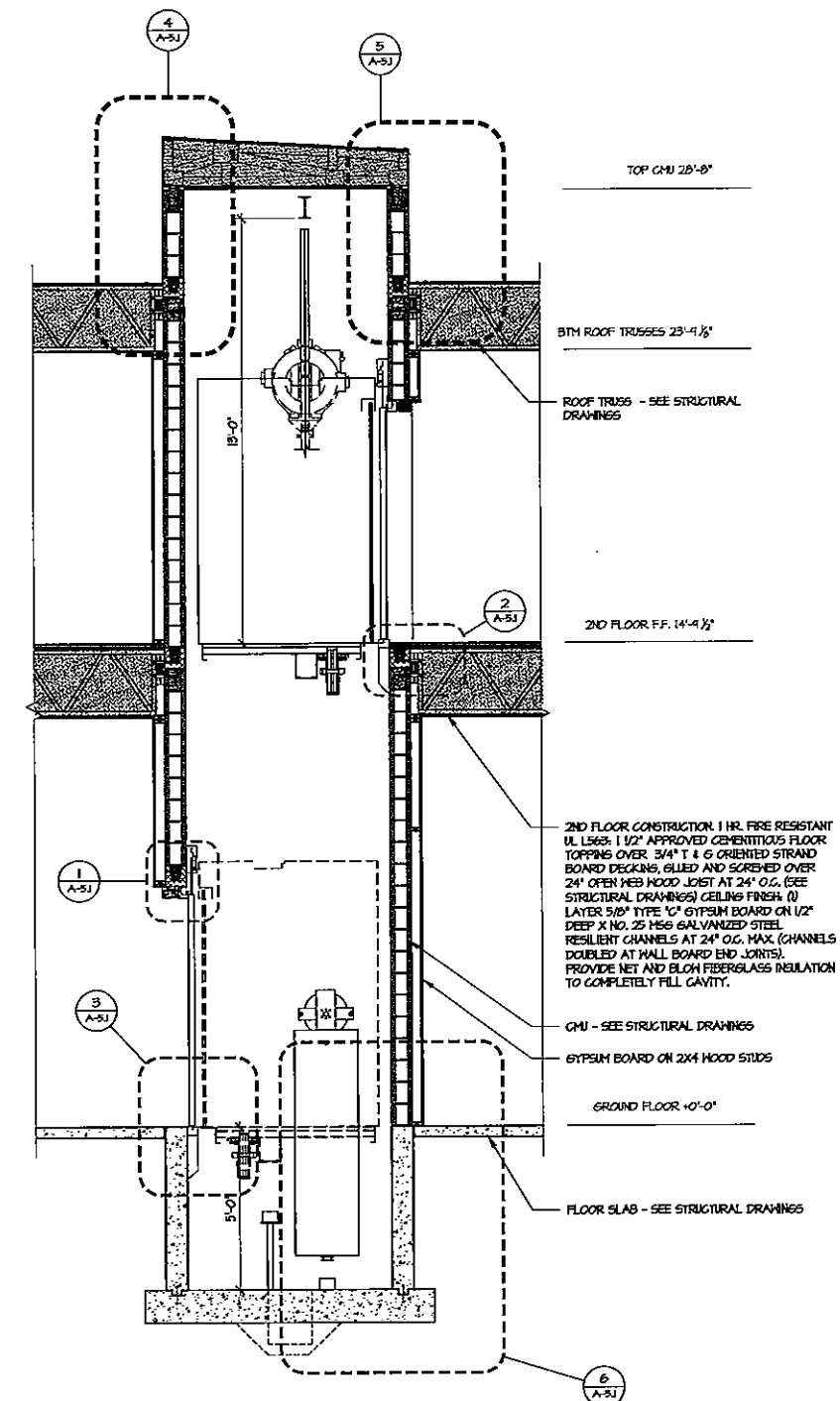
A-4.1



1 TYP. WALL SECTION - MASONRY
SCALE: 3/8" = 1'-0"



2 TYPICAL WALL SECTION - CEMENT BOARD
SCALE: 3/8" = 1'-0"



3 ELEVATOR SECTION
SCALE: 3/8" = 1'-0"

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WALL SECTIONS

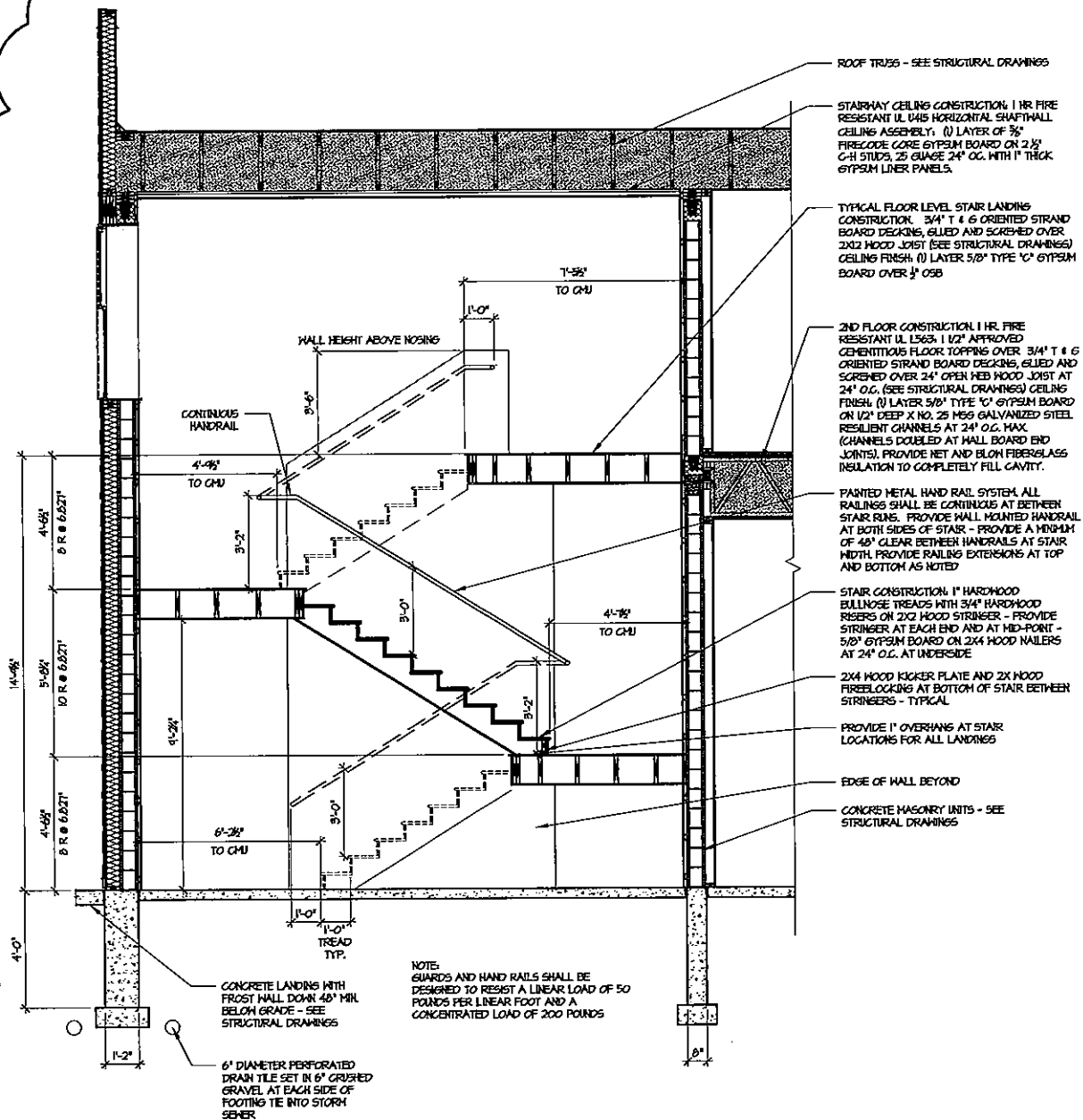
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4	4-18-2017	DRAFT
5	5-4-2017	PERMIT SET
6	7-13-17	Revision-roof dra
7	7-18-17	Revision 3-dims
8	9-18-17	Rev 4-Stairs

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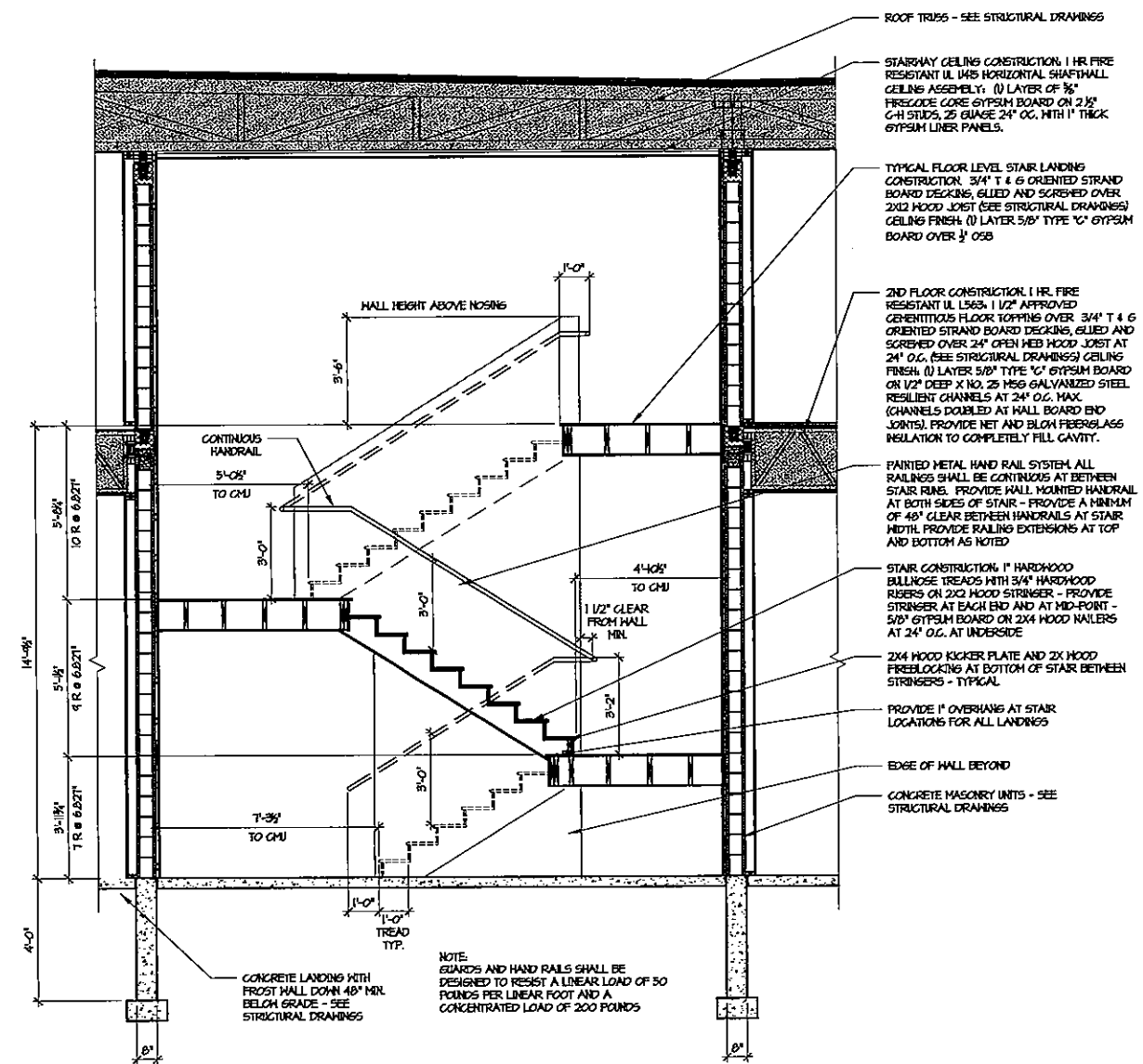
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A-4.2



1 WALL SECTION - WEST STAIR
SCALE: 3/8" = 1'-0"



2 WALL SECTION

SCALE: $3/8" = 1'-0"$

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121 ON MAIN

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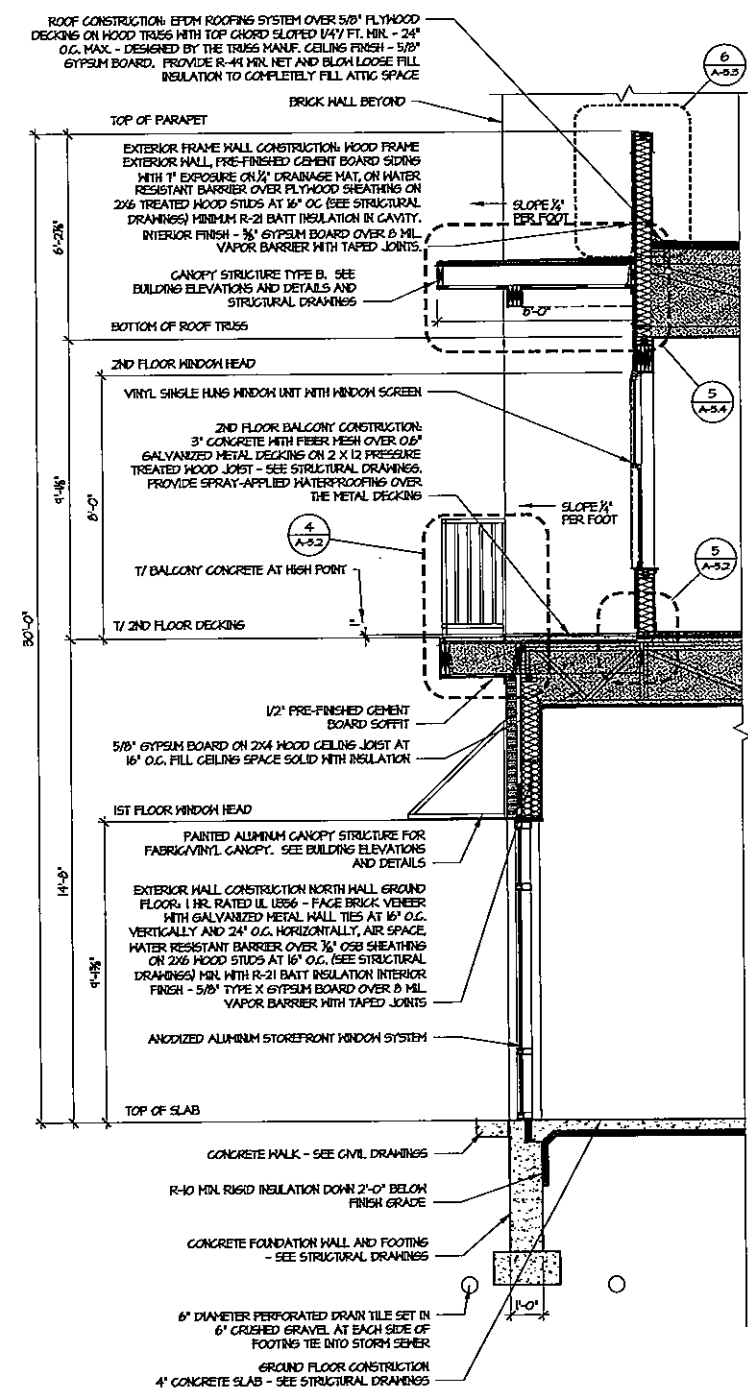
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Sheet Title:
WALL SECTIONS

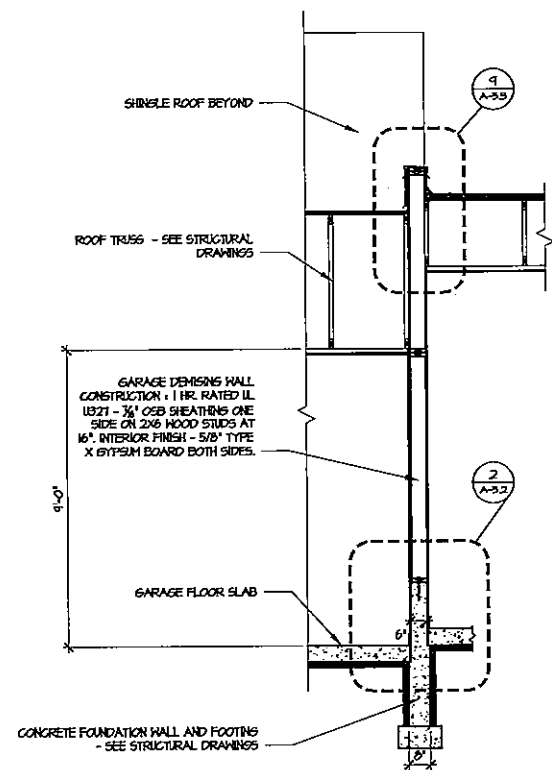
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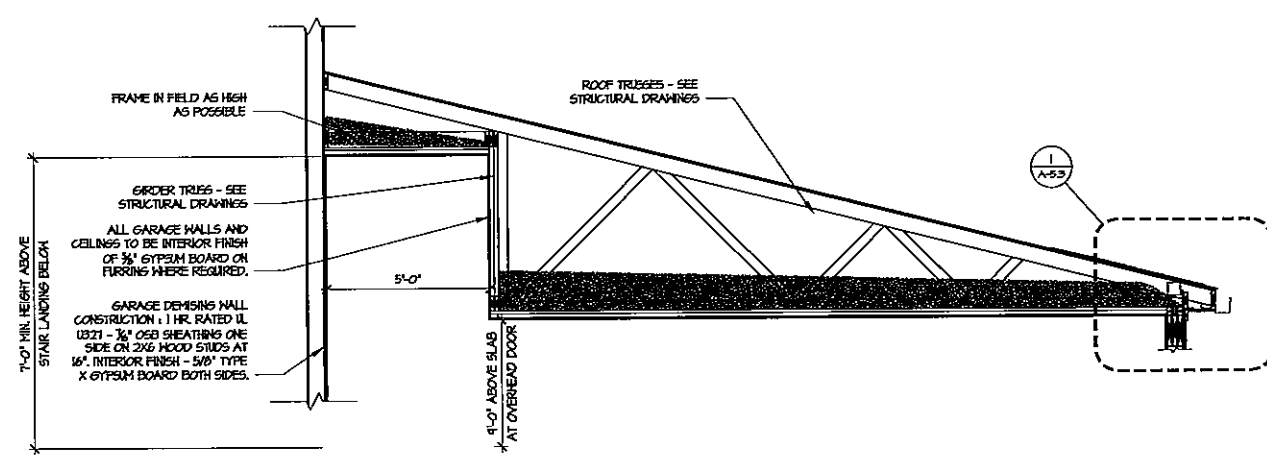
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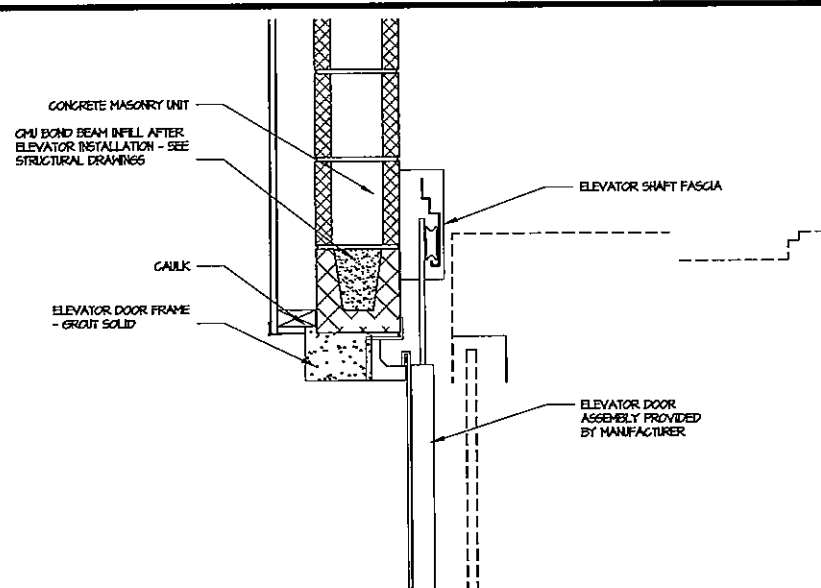
1 TYP. WALL SECTION AT BALCONIES
SCALE: 3/8" = 1'-0"



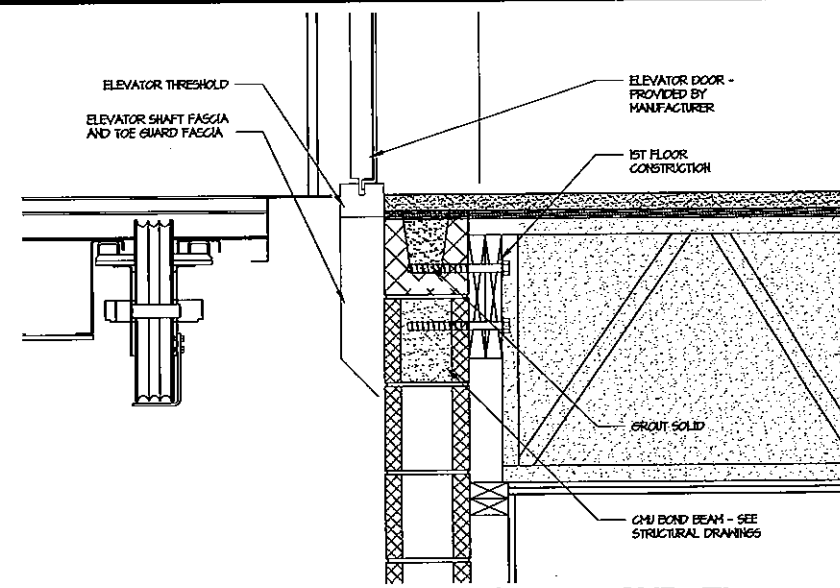
2 WALL SECTION AT GARAGE DEMISING
SCALE: 3/8" = 1'-0"



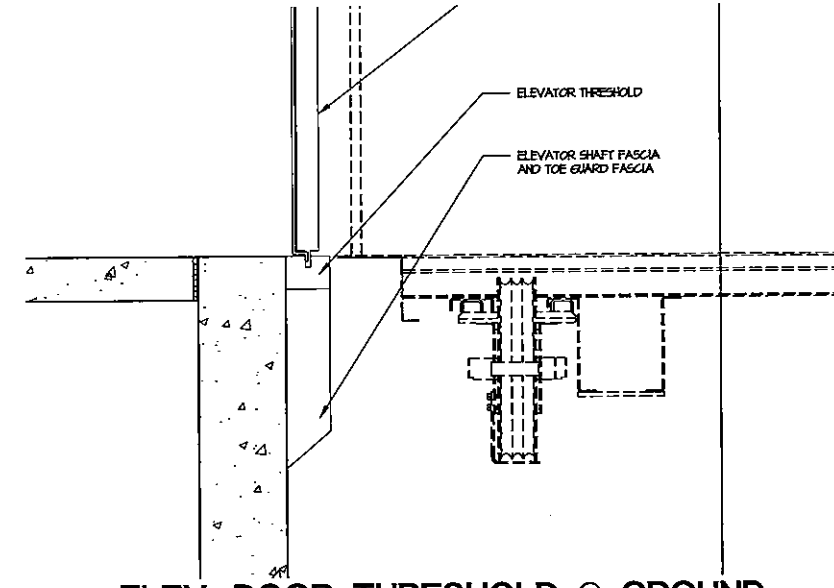
3 WALL SECTION AT GARAGE DEMISING
SCALE: 3/8" = 1'-0"



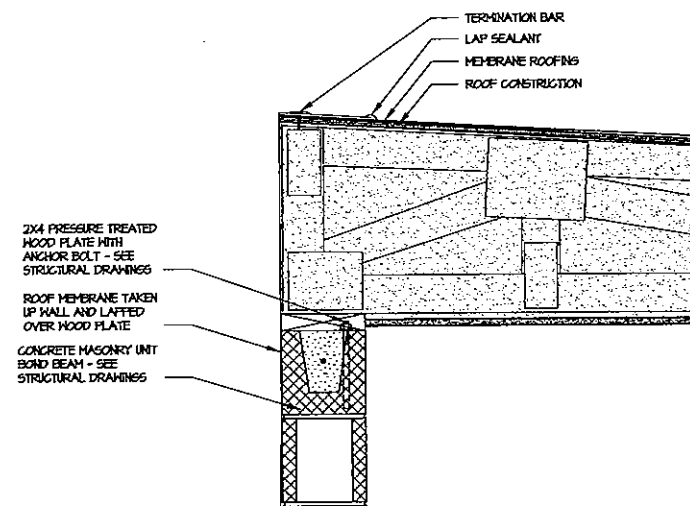
1 ELEVATOR HEAD TYPICAL
SCALE: 1 1/2" = 1' - 0"



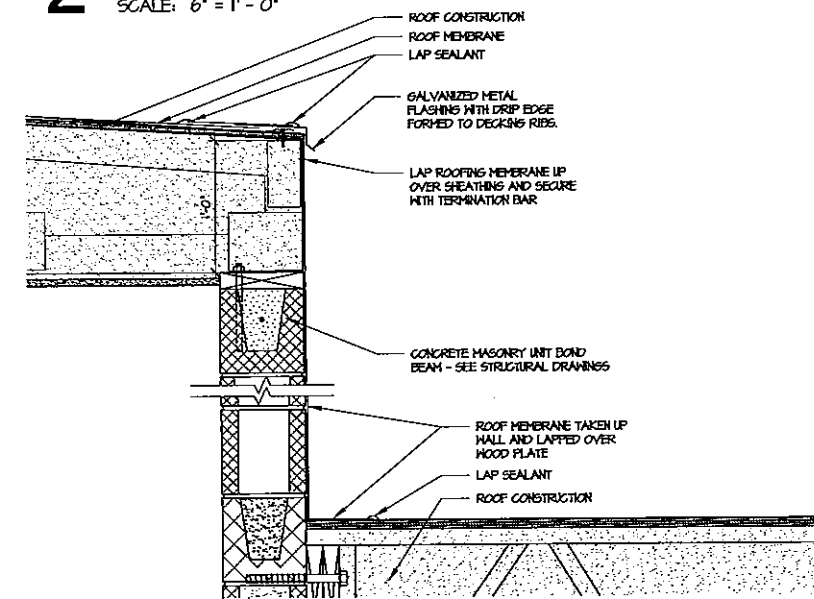
2 ELEV. DOOR THRESHOLD @ 2ND FL.
SCALE: 6" = 1' - 0"



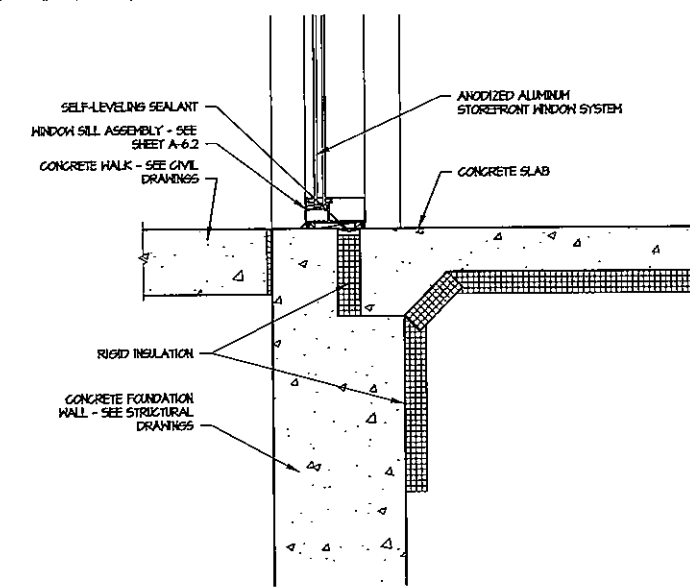
3 ELEV. DOOR THRESHOLD @ GROUND
SCALE: 1 1/2" = 1' - 0"



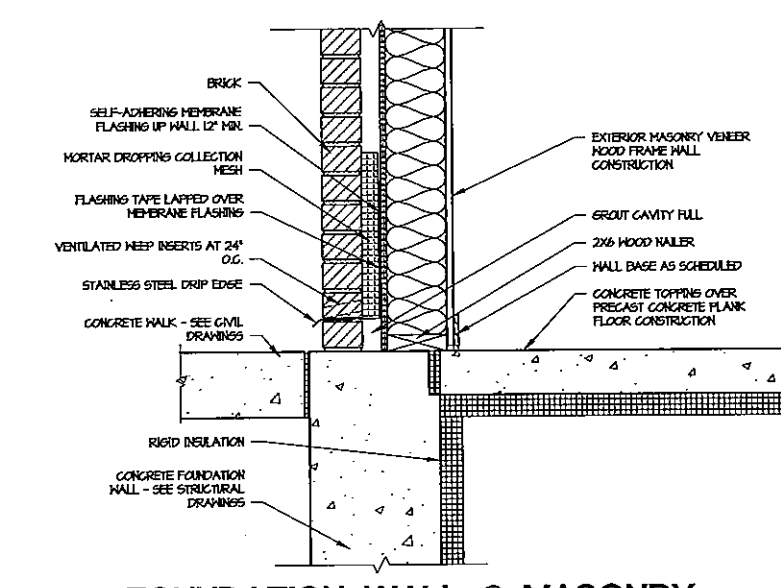
4 ELEV. SHAFT ROOF PENETRATION
SCALE: 1 1/2" = 1' - 0"



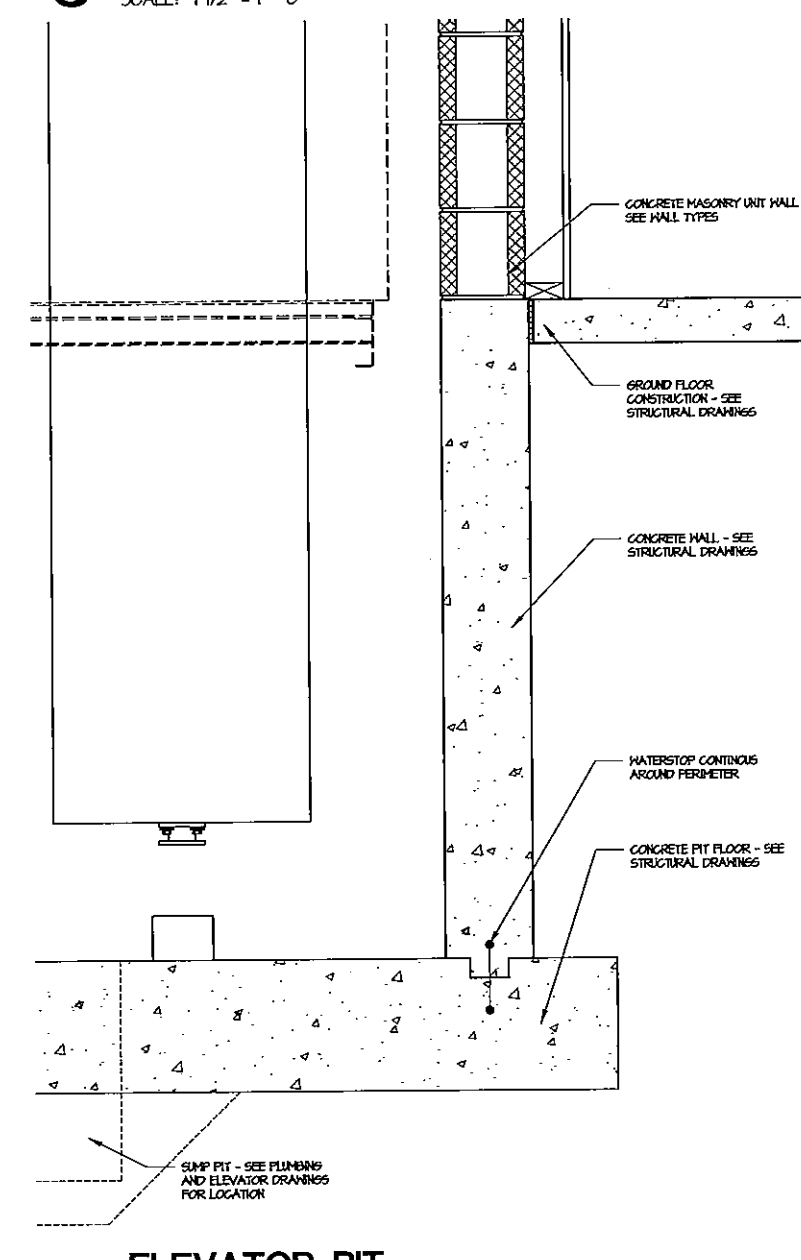
5 ELEV. SHAFT ROOF PENETRATION
SCALE: 1 1/2" = 1' - 0"



7 FOUNDATION WALL @ STOREFRONT
SCALE: 1 1/2" = 1' - 0"



8 FOUNDATION WALL @ MASONRY
SCALE: 1 1/2" = 1' - 0"



6 ELEVATOR PIT
SCALE: 1 1/2" = 1' - 0"

Project Name:

121 ON MAIN

SOLON, IA

Owner Project Number:

CDT Project Number:
18040

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Consultants:

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DETAILS

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1	4-4-2017	Foundation Permit
2	4-7-2017	DD DOCS
3	4-14-2017	2nd Fl. Revision
4	4-18-2017	DRAFT
5	5-4-2017	PERMIT SET

Drawn By: Checked By:

JMC RCG

Sheet Number:

A-5.1

Project Name:

121 ON MAIN

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Owner Project Number:

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4	4-18-2017	DRAFT
5	6-4-2017	PERMIT SET
6	7-13-17	Revision-roof dtd
7	7-18-17	Revision 3-dims
8	9-19-17	Rev 4-Stake
9	9-21-17	Rev 5-Decks

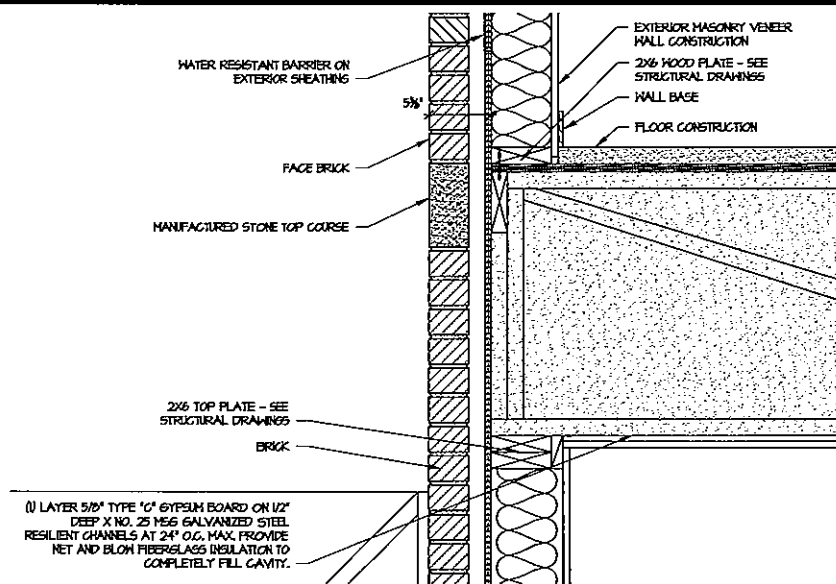
Drawn By: Checked By:

JMC

RCC

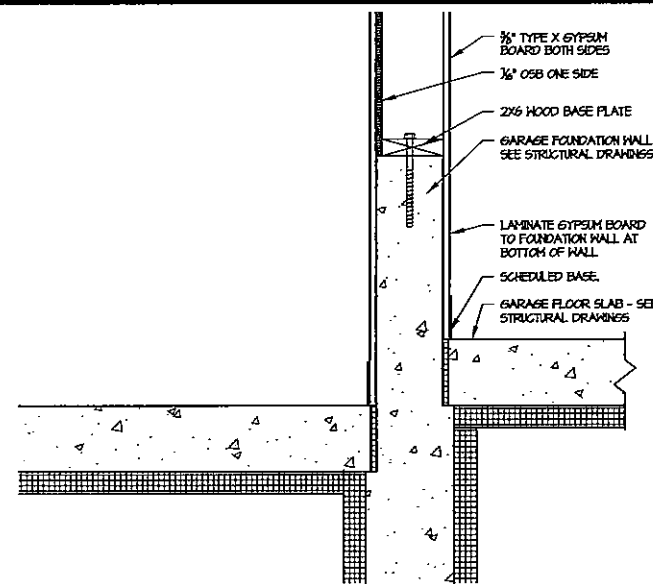
Sheet Number:

A-5.2



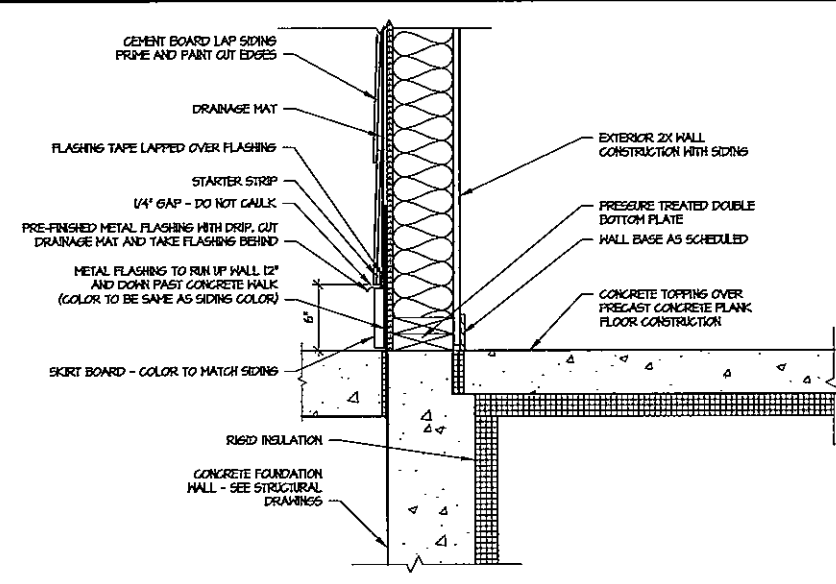
1 EXT. WALL/ FLOOR - BEARING

SCALE: 1 1/2" = 1' - 0"



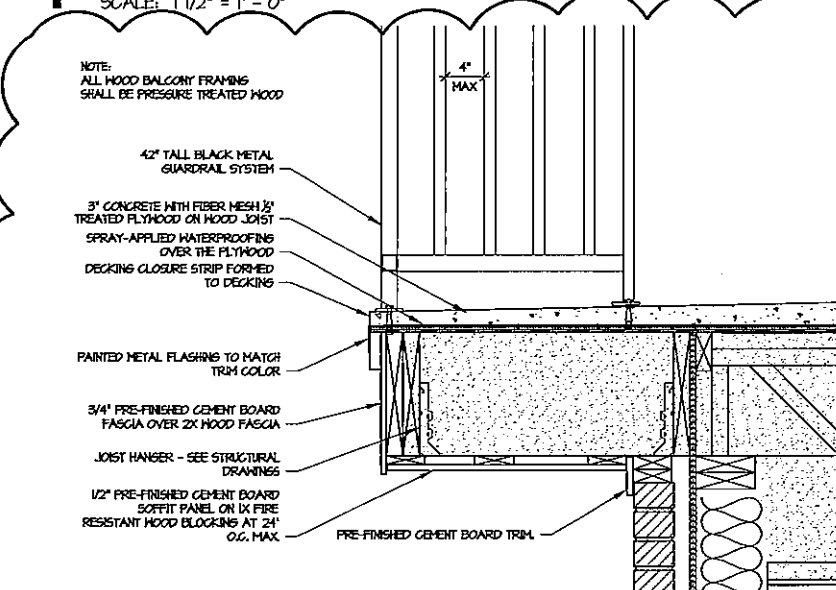
2 GARAGE DEMISING WALL

SCALE: 1 1/2" = 1' - 0"



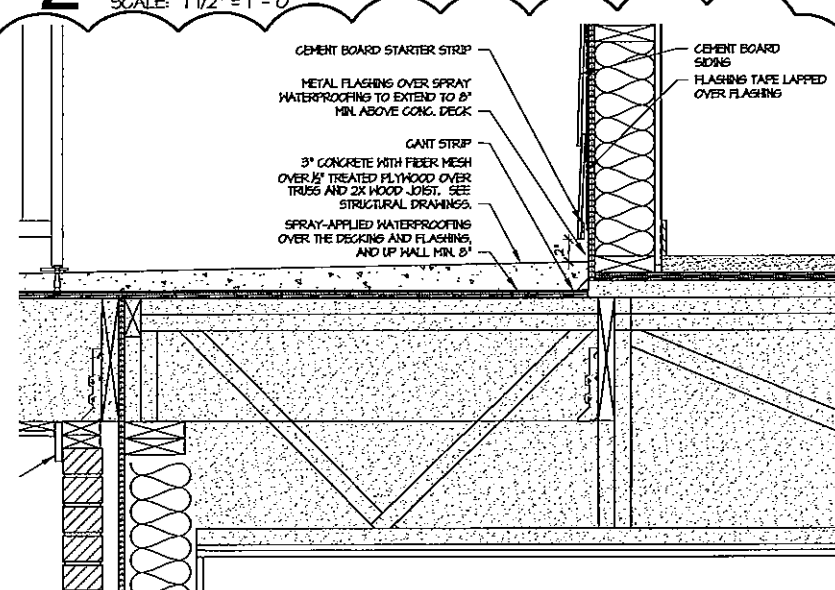
3 FOUNDATION AT CEMENT BOARD SIDING

SCALE: 1 1/2" = 1' - 0"



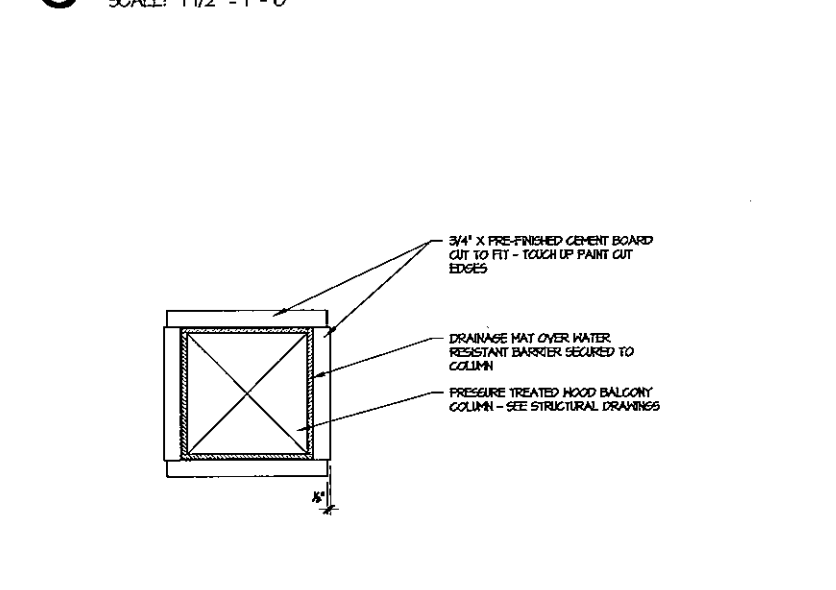
4 2ND FLOOR BALCONY EDGE

SCALE: 6" = 1' - 0"



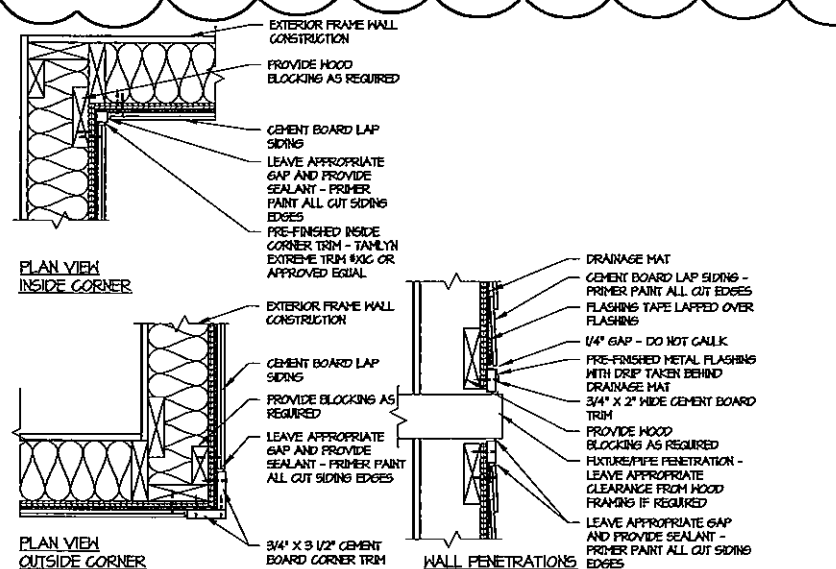
5 2ND FL. BALCONY @ BUILDING WALL

SCALE: 1 1/2" = 1' - 0"



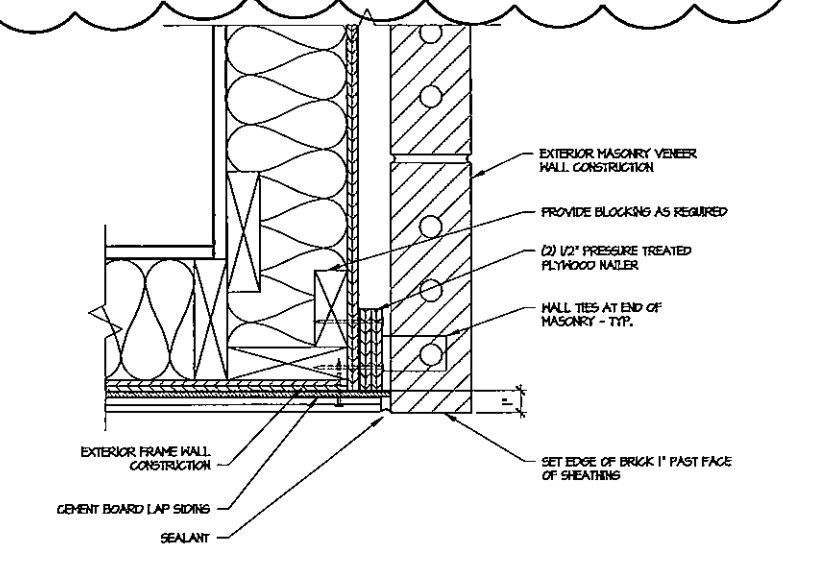
6 BALCONY COLUMN WRAP

SCALE: 3" = 1' - 0"



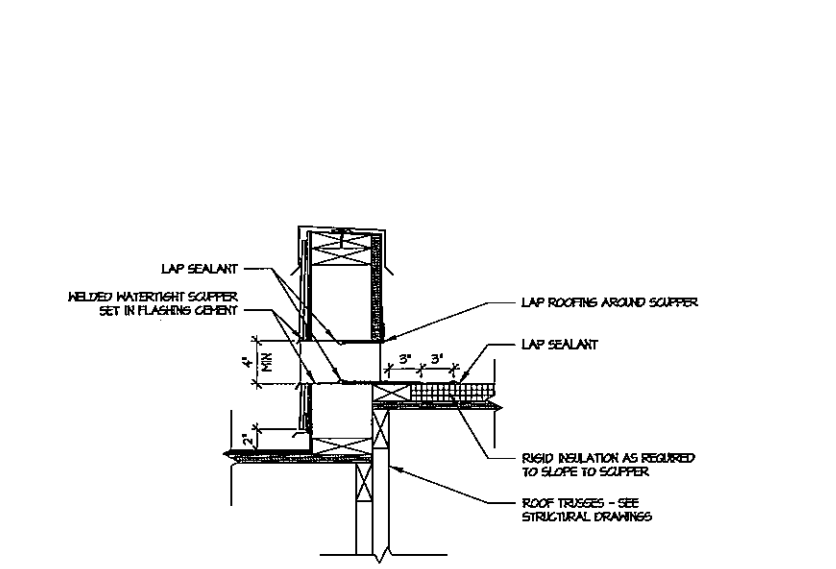
7 TYPICAL CEMENT BOARD DETAILS

SCALE: 1 1/2" = 1' - 0"



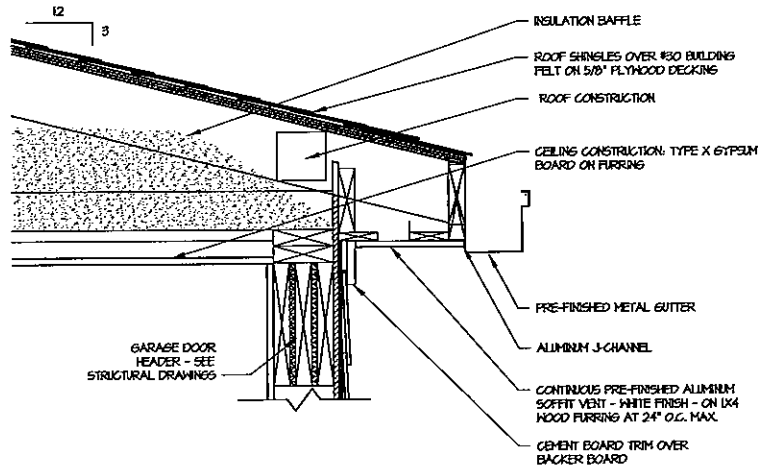
8 PLAN DETAIL - BALCONY RETURN

SCALE: 3" = 1' - 0"



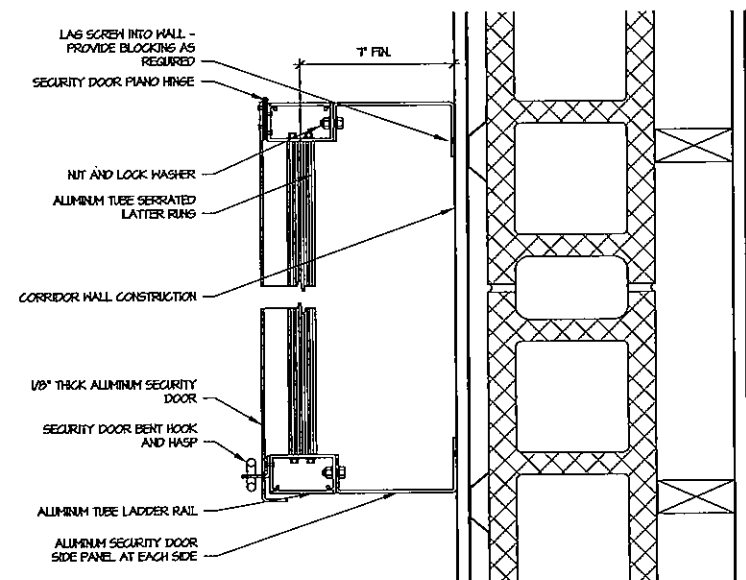
9 TYPICAL ROOF SCUPPER

SCALE: 1 1/2" = 1' - 0"



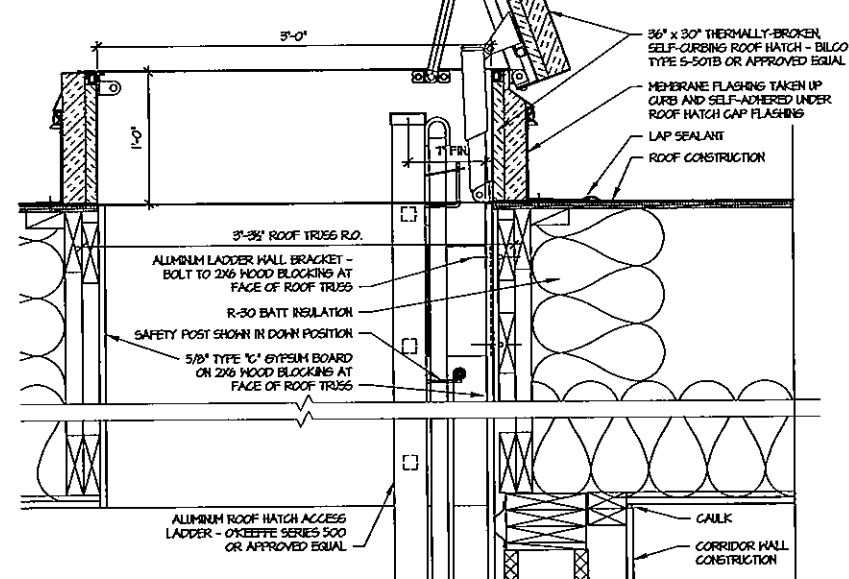
1 GUTTER/FASCIA AND SOFFIT

SCALE: 1 1/2" = 1' - 0"



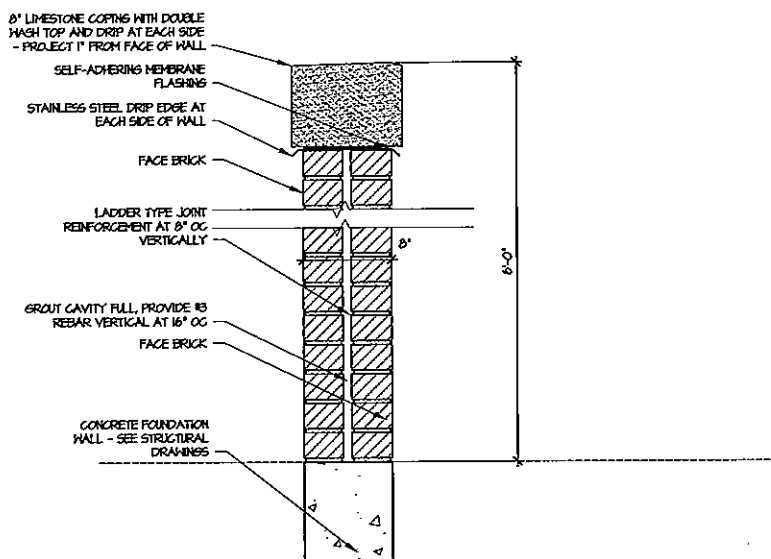
4 PLAN DETAIL AT LADDER

SCALE: 3" = 1' - 0"



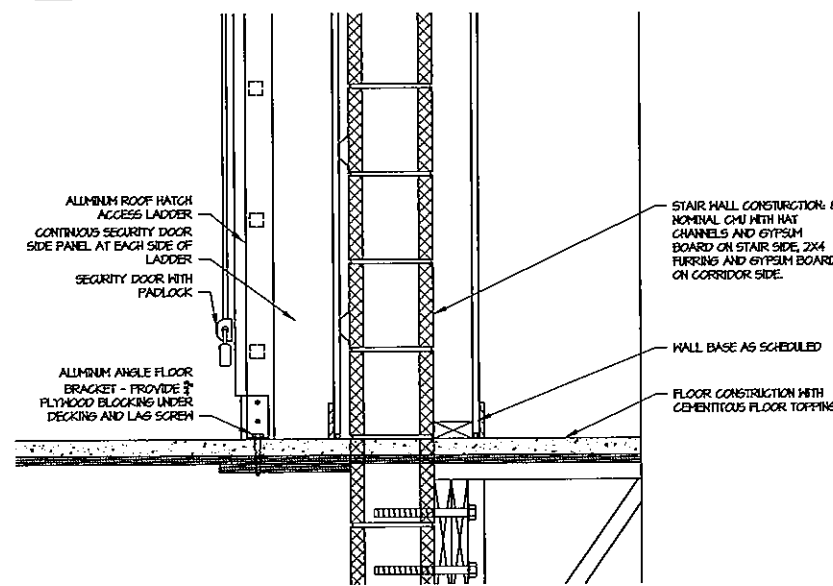
6 ROOF HATCH AND LADDER

SCALE: 1 1/2" = 1' - 0"



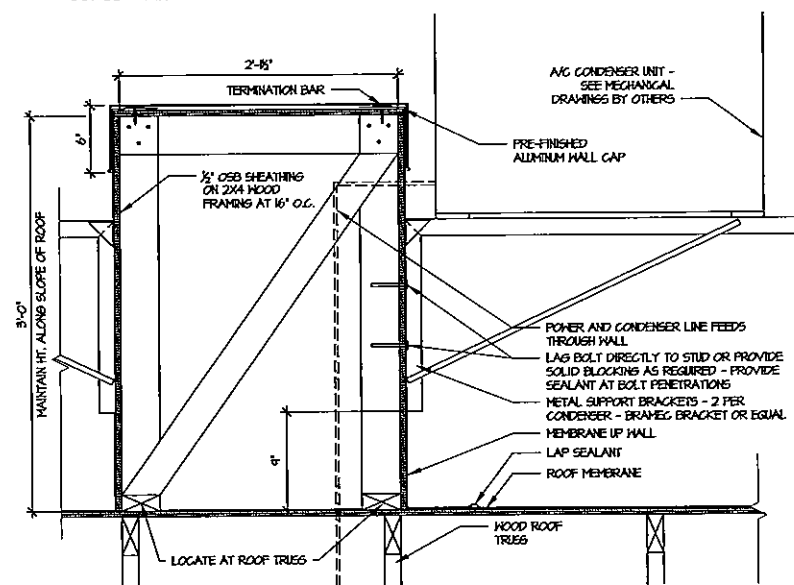
2 DUMPSTER ENCLOSURE DETAIL

SCALE: 1 1/2" = 1' - 0"



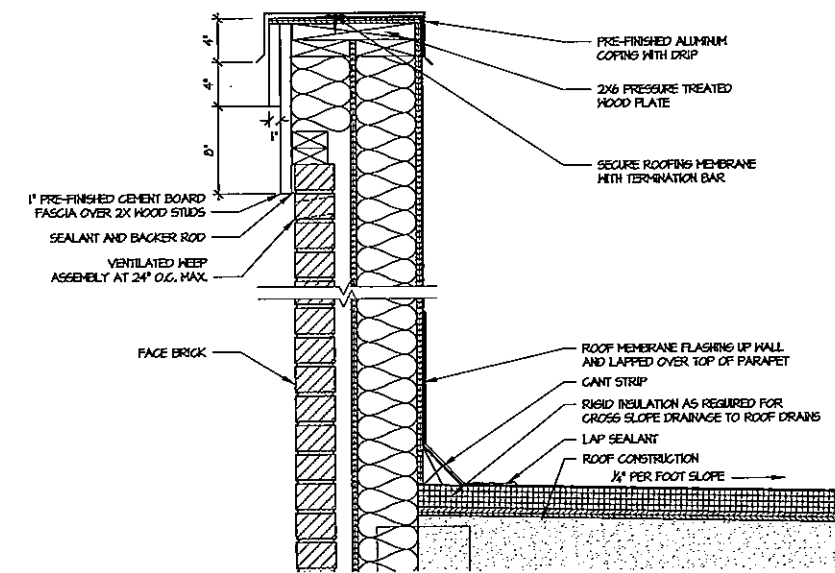
5 LADDER WITH SECURITY DOOR

SCALE: 1 1/2" = 1' - 0"



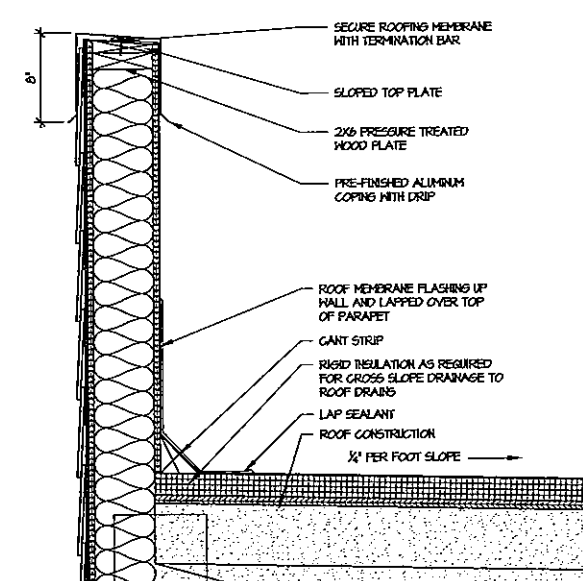
7 ROOFTOP CONDENSER WALL

SCALE: 1 1/2" = 1' - 0"



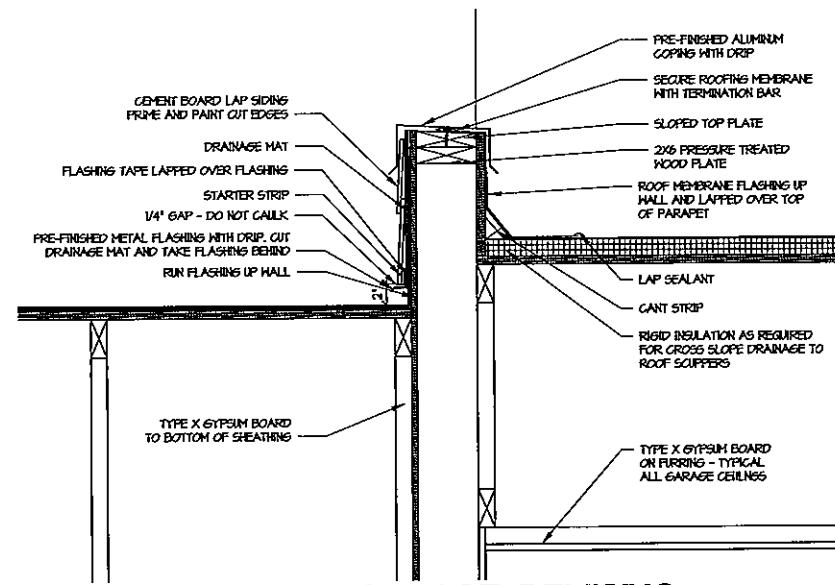
3 PARAPET WALL AT MASONRY

SCALE: 1 1/2" = 1' - 0"



6 PARAPET WALL AT SIDING

SCALE: 1 1/2" = 1' - 0"



9 PARAPET AT GARAGE DEMISING

SCALE: 1 1/2" = 1' - 0"

Project Name:

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carlson design team



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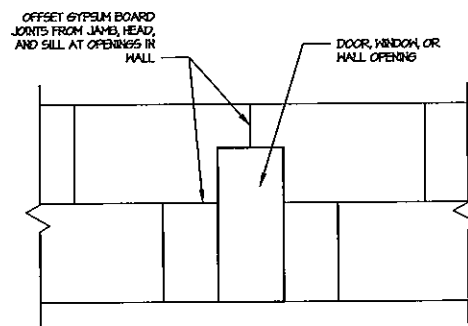
Drawn By: Checked By:

JMC

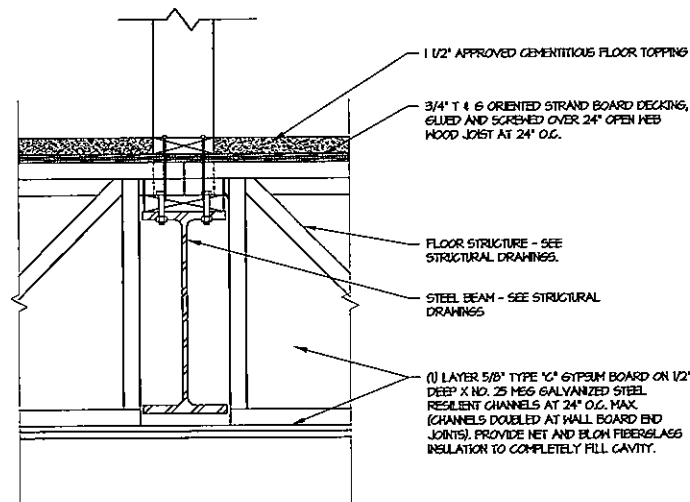
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Sheet Number:

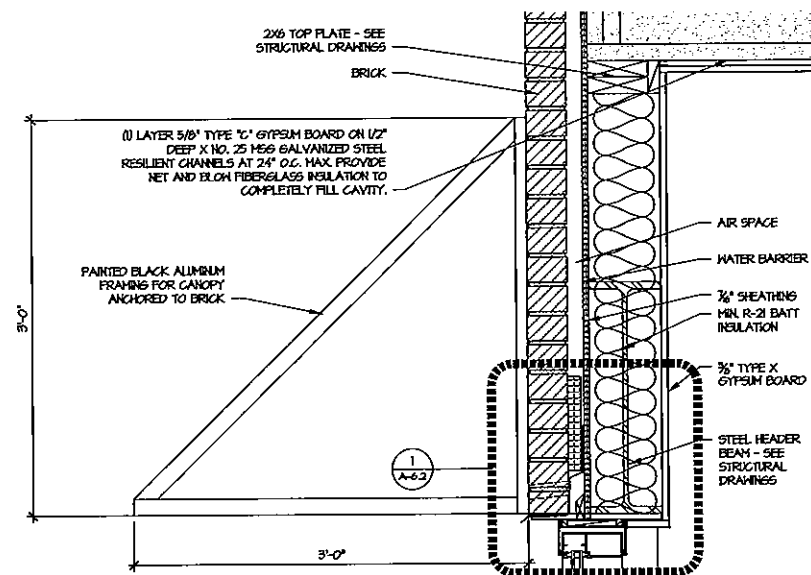
A-5.3



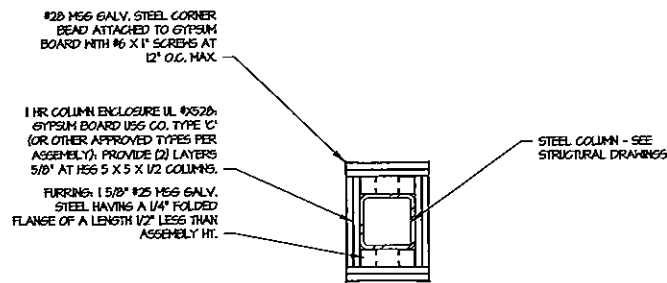
1 ELEV. DTL. - GYPSUM BOARD LAYOUT
SCALE: 1 1/2" = 1' - 0"



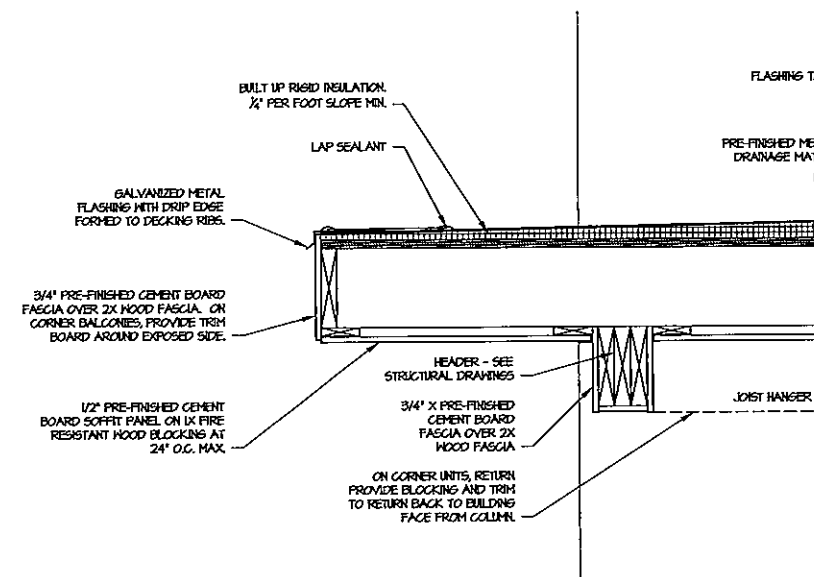
4 PLAN DETAIL-COLUMN ENCLOSURE
SCALE: 3" = 1' - 0"



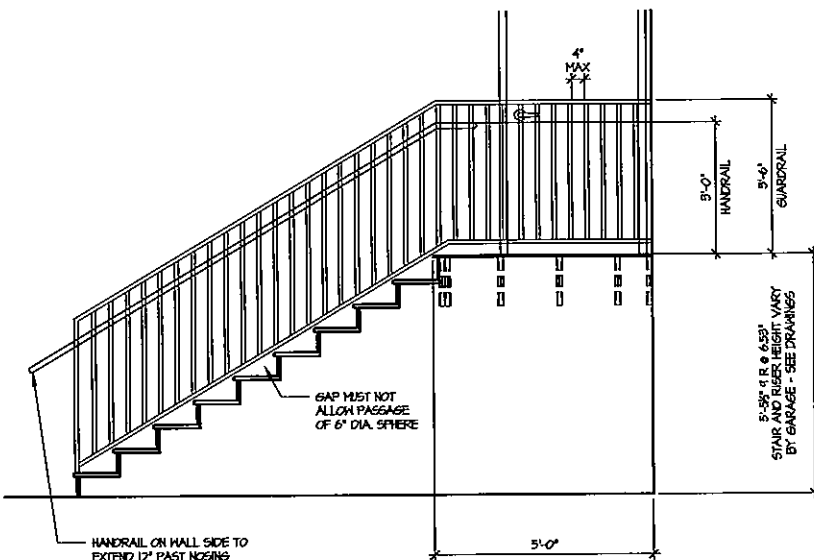
6 CANOPY TYPE A
SCALE: 1 1/2" = 1' - 0"



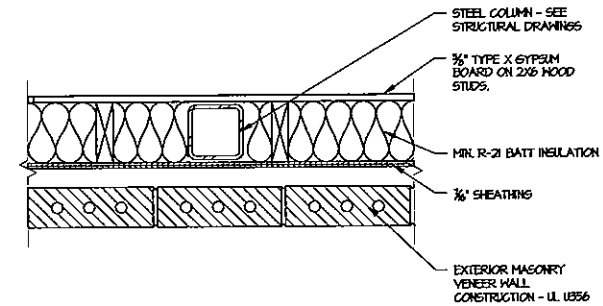
2 PLAN DETAIL-COLUMN ENCLOSURE
SCALE: 1 1/2" = 1' - 0"



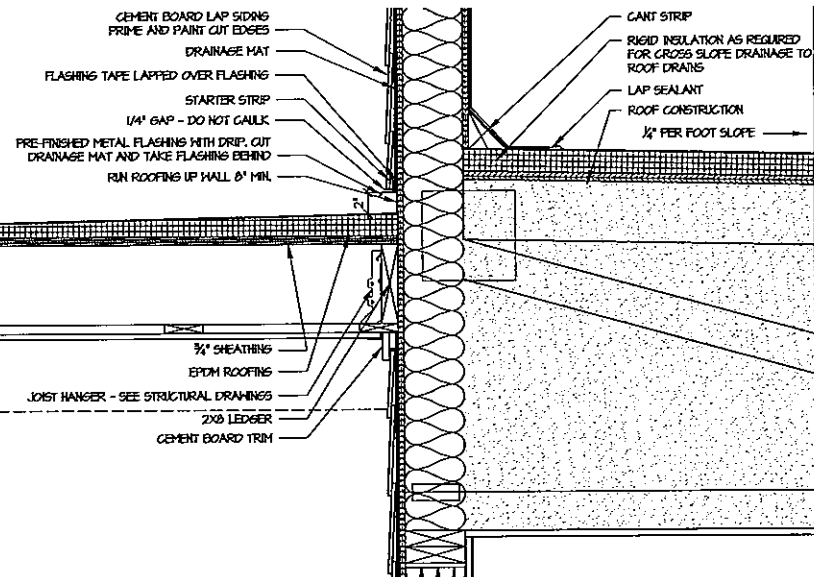
5 CANOPY TYPE B
SCALE: 1 1/2" = 1' - 0"



7 GARAGE STAIRS - TYP.
SCALE: 1/2" = 1' - 0"



3 PLAN DETAIL-COLUMN ENCLOSURE
SCALE: 1 1/2" = 1' - 0"



8 GARAGE RAMP
SCALE: 1 1/2" = 1' - 0"

Project Name:

121 ON MAIN

SOLO, IA

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Sheet Title:

WINDOW AND
DOOR TYPES

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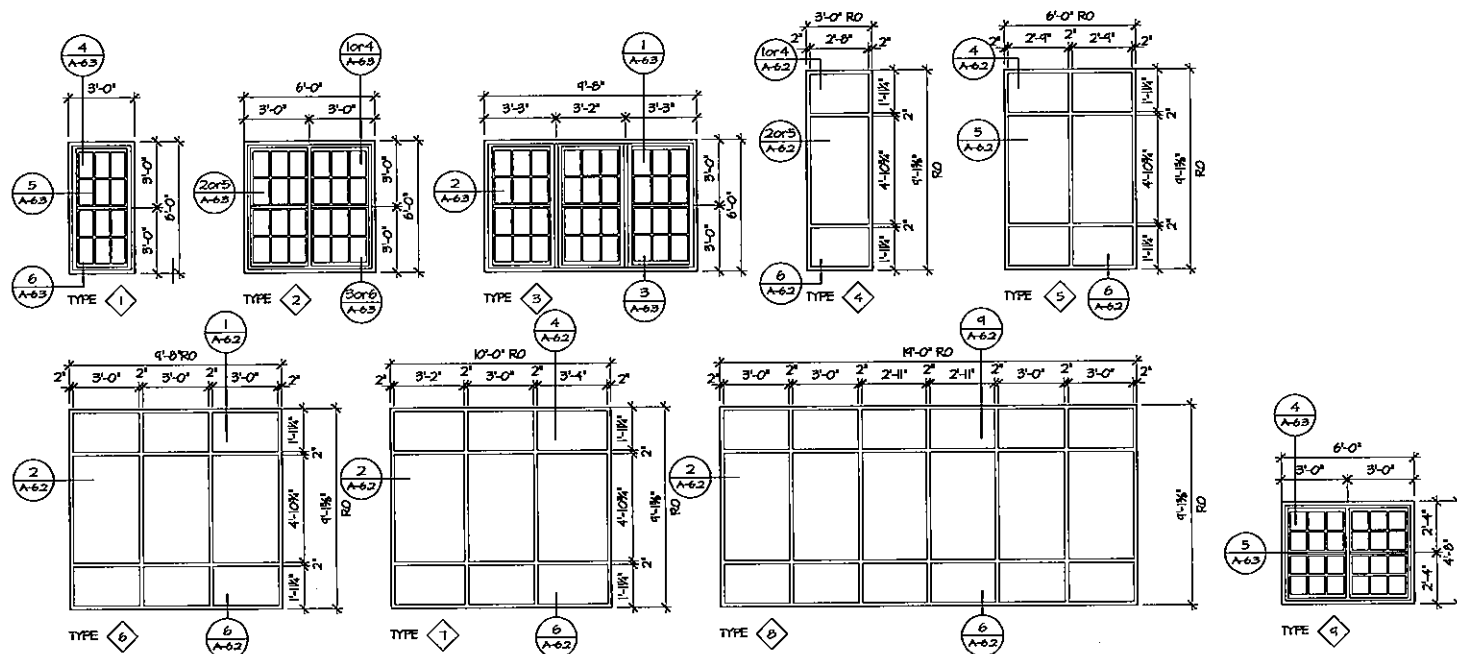
Drawn By: Checked By:

JMC

RCC

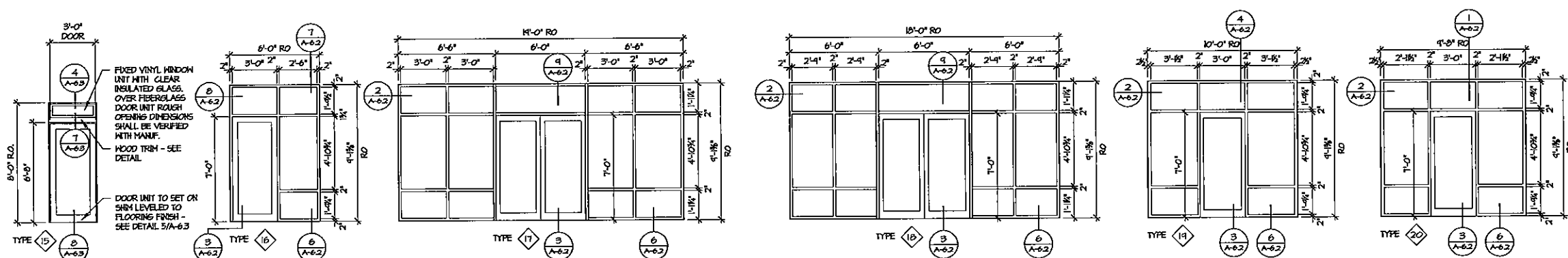
Sheet Number:

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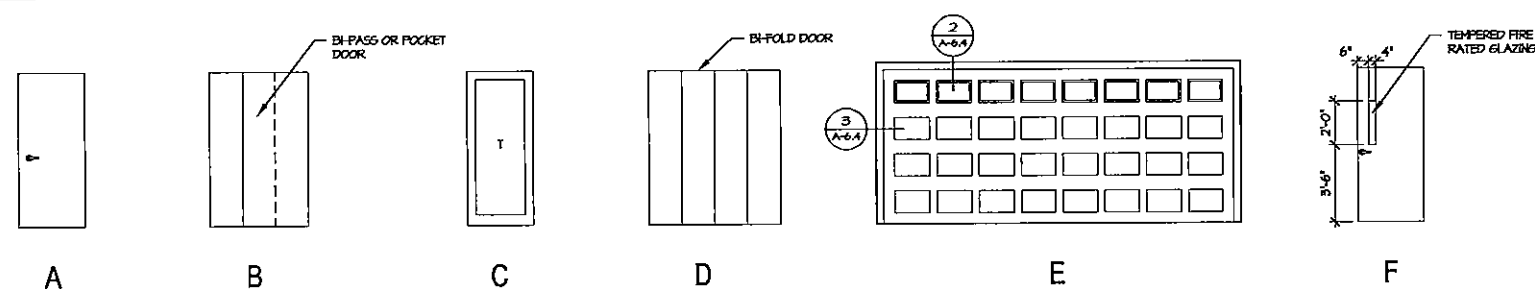
1 WINDOW TYPES

SCALE: 1/4" = 1'-0"



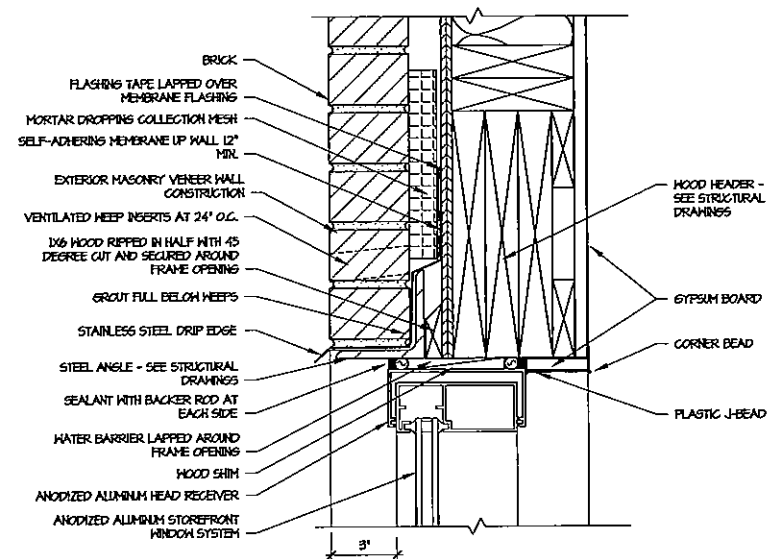
2 DOOR TYPES

SCALE: 1/4" = 1'-0"

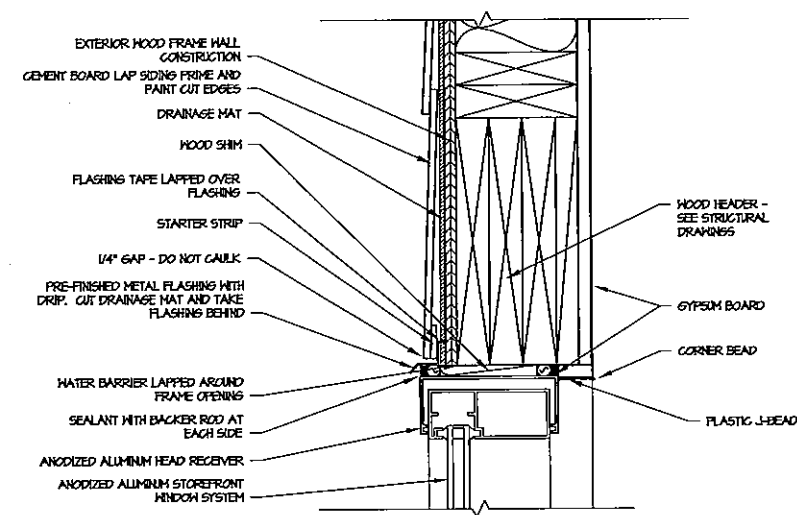


3 DOOR ELEVATIONS

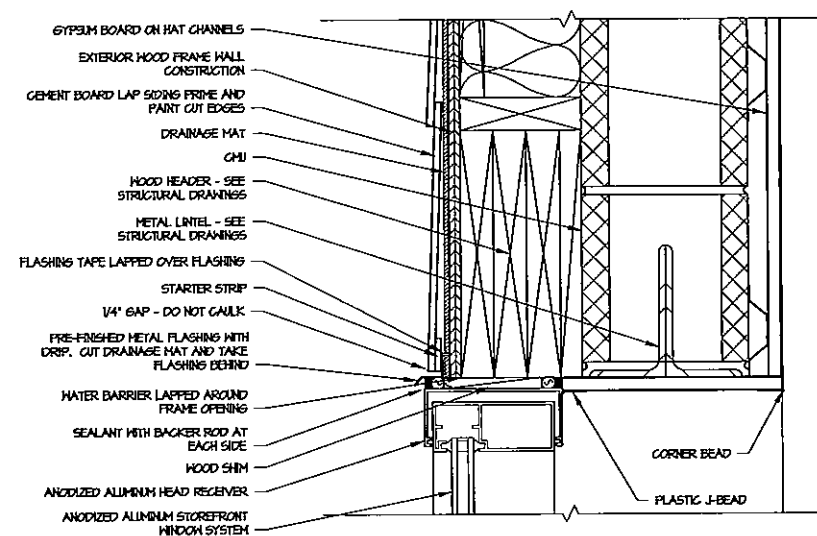
SCALE: 1/4" = 1'-0"



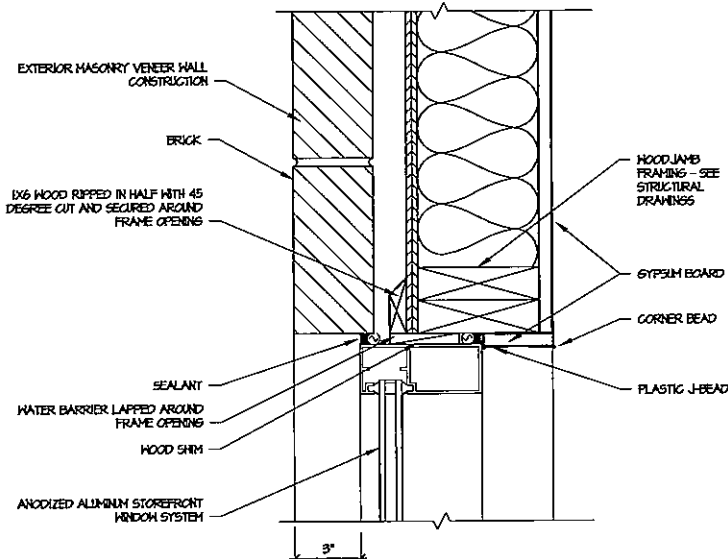
1 HEAD AT BRICK
SCALE: 3" = 1' - 0"



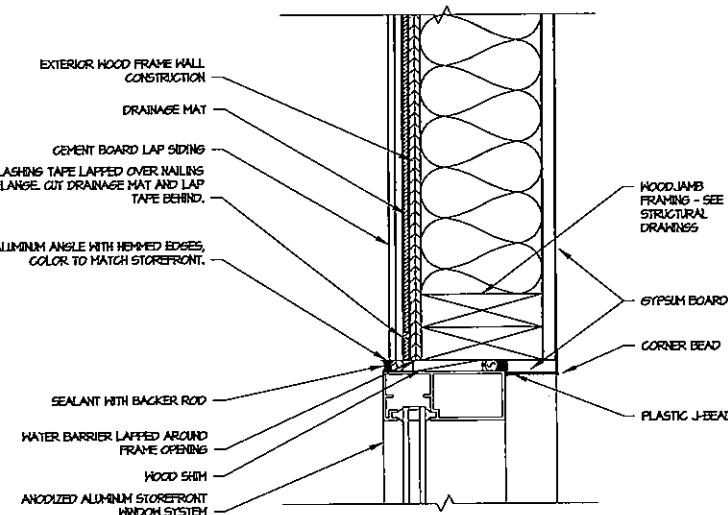
4 HEAD AT SIDING
SCALE: 3" = 1' - 0"



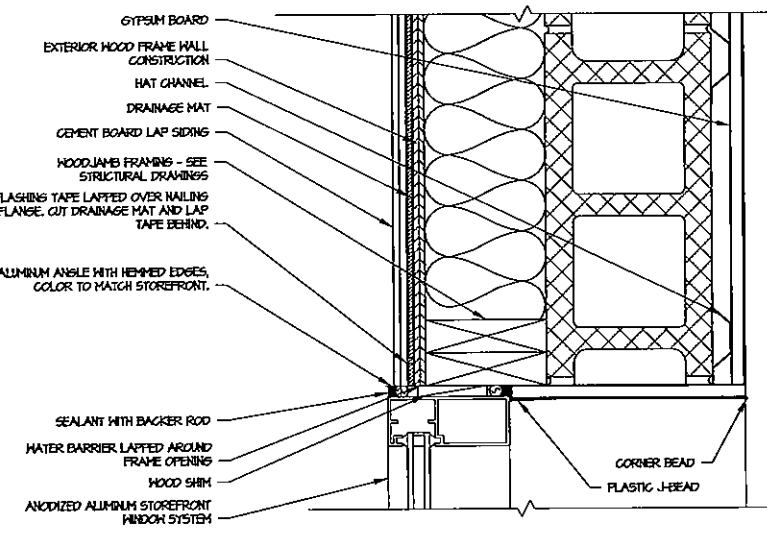
7 HEAD AT SIDING/CMU
SCALE: 3" = 1' - 0"



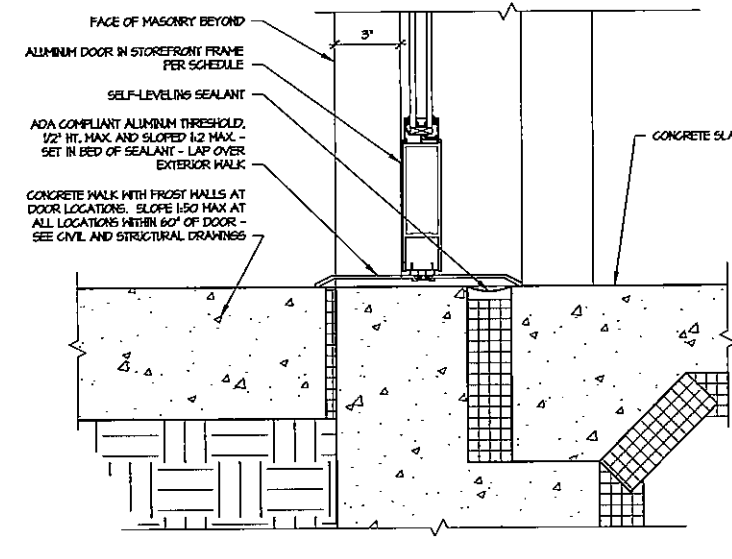
2 JAMB AT BRICK
SCALE: 3" = 1' - 0"



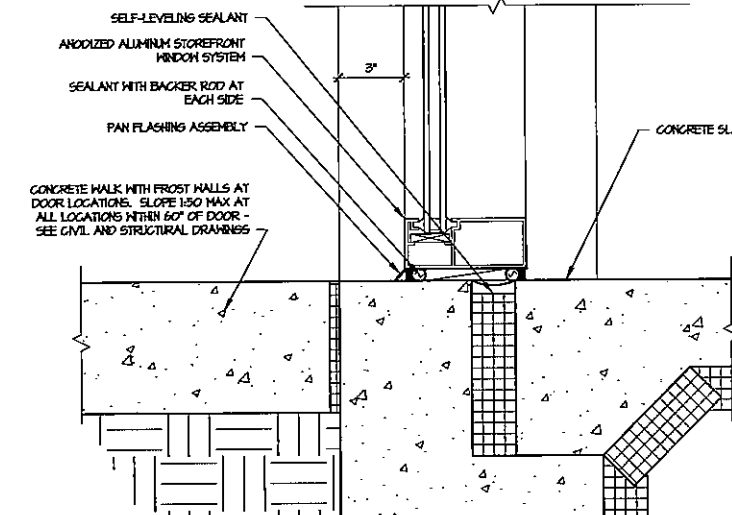
5 JAMB AT SIDING
SCALE: 3" = 1' - 0"



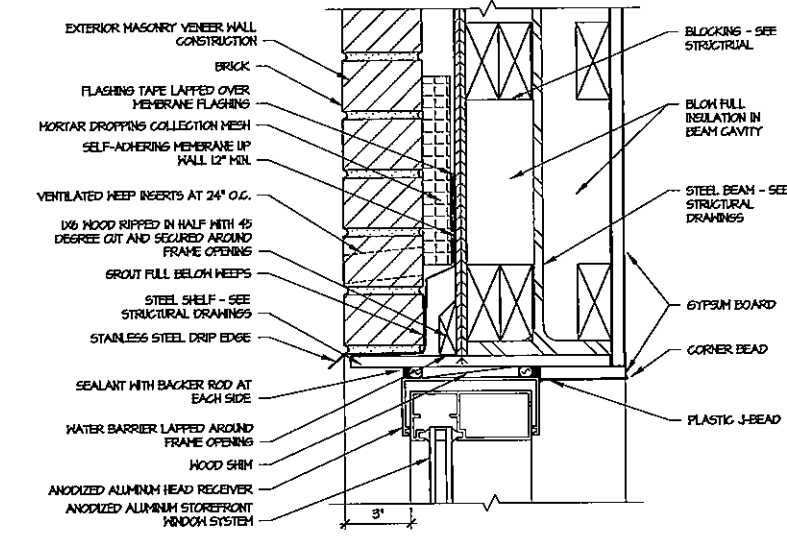
8 JAMB AT SIDING/CMU
SCALE: 3" = 1' - 0"



3 THRESHOLD
SCALE: 3" = 1' - 0"



6 SILL
SCALE: 3" = 1' - 0"



9 HEAD AT BEAM
SCALE: 3" = 1' - 0"

Project Name:

121 ON MAIN

SOLON, IA
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CDT Project Number:
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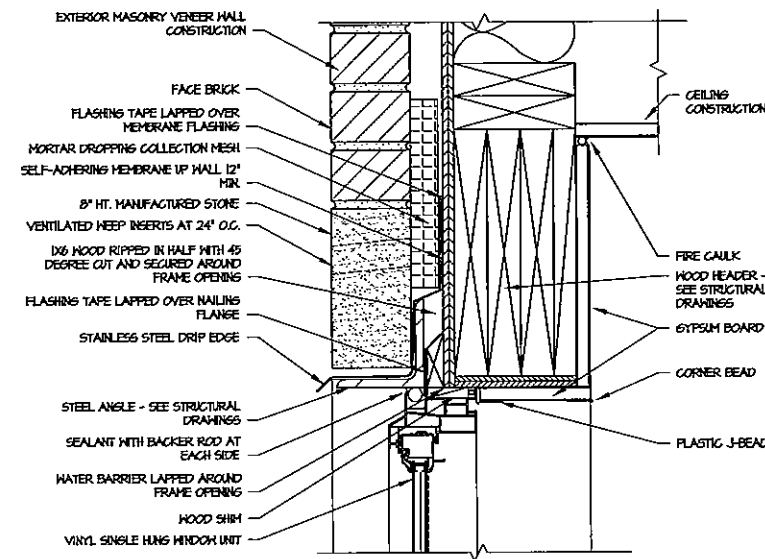
Drawn By: Checked By:

JMC

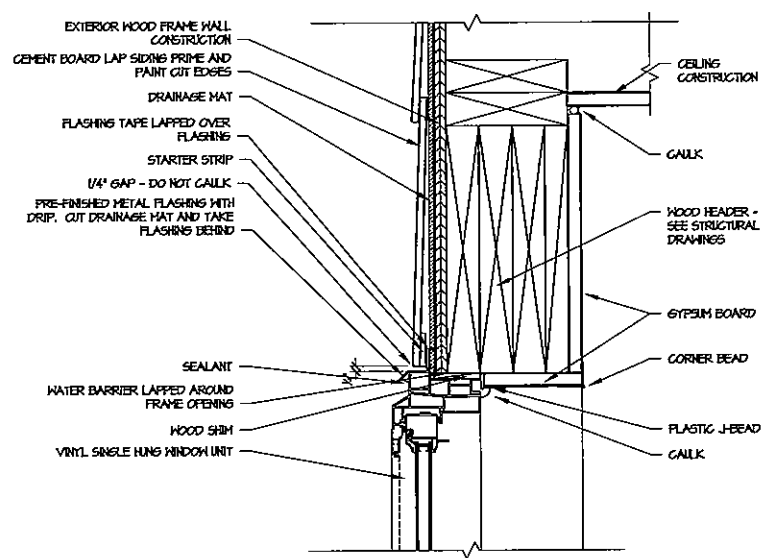
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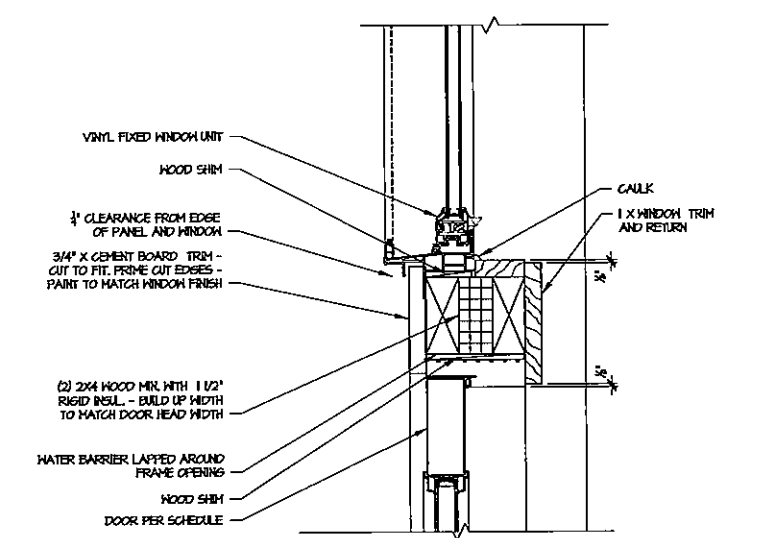
A-6.2



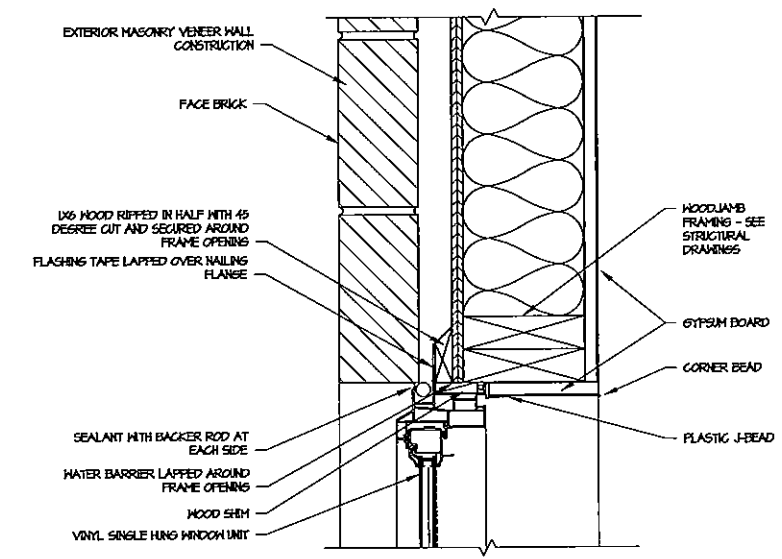
1 HEAD AT 2ND FLOOR WINDOW
SCALE: 3" = 1' - 0"



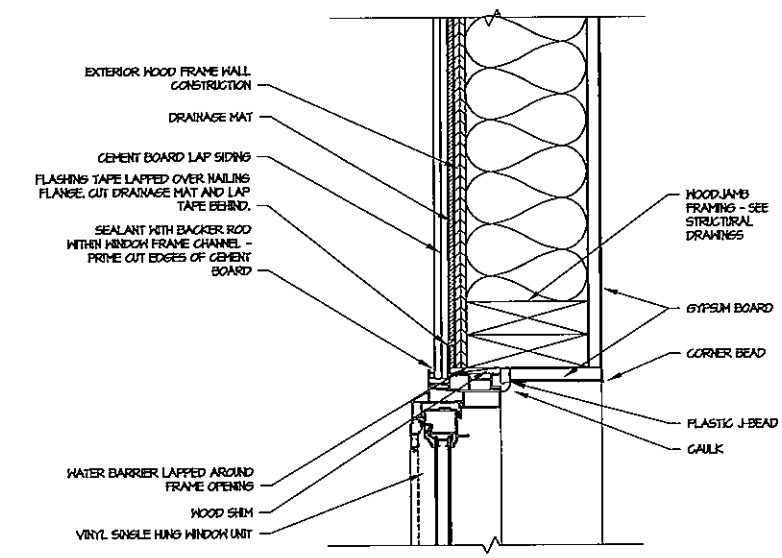
4 HEAD AT 2ND FLOOR WINDOW
SCALE: 3" = 1' - 0"



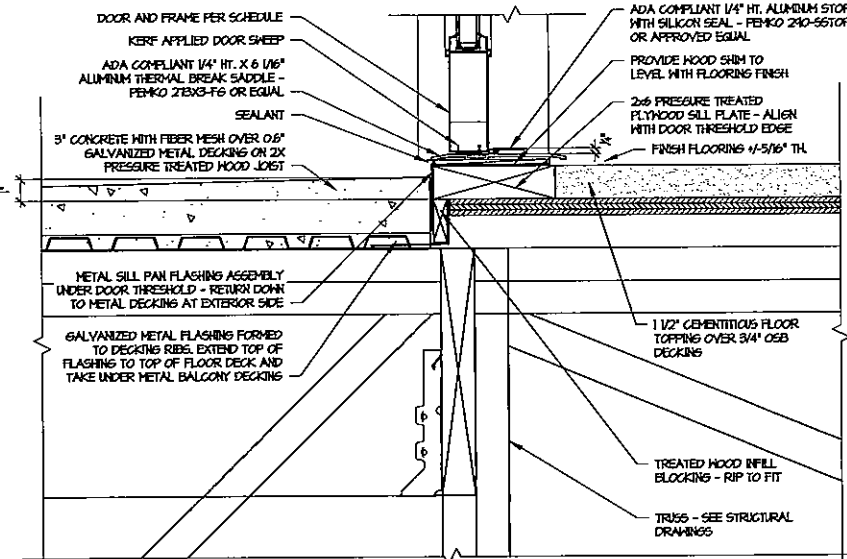
7 HEAD AT 2ND FLOOR BALCONY DOOR
SCALE: 3" = 1' - 0"



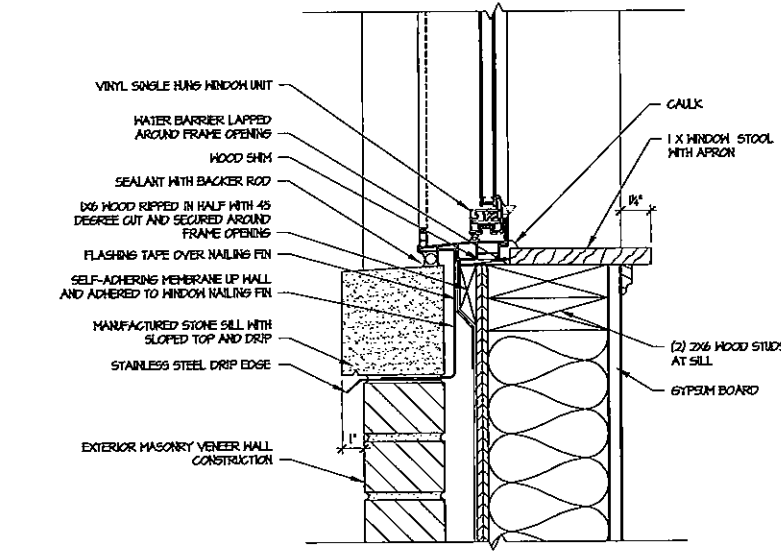
2 JAMB AT 2ND FLOOR WINDOW
SCALE: 3" = 1' - 0"



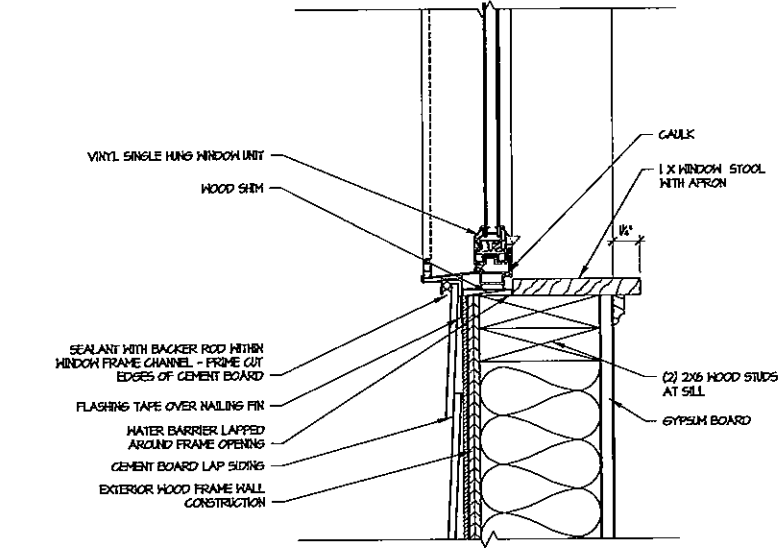
5 JAMB AT 2ND FLOOR WINDOW
SCALE: 3" = 1' - 0"



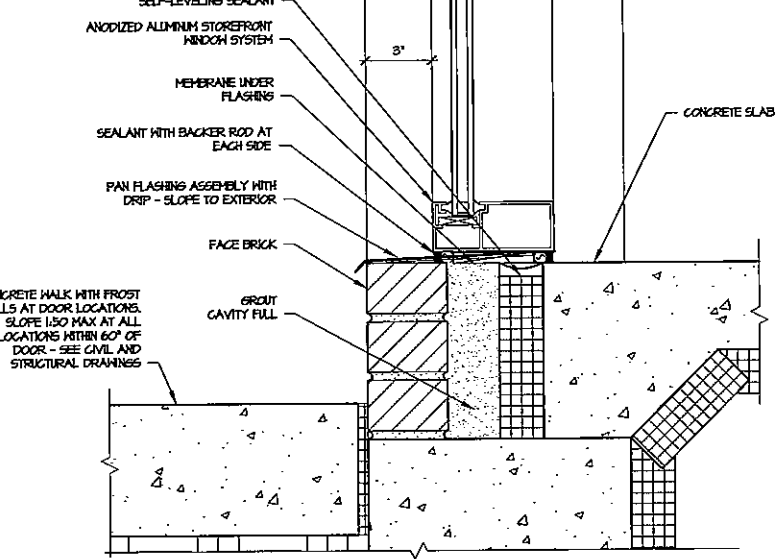
8 THRESHOLD AT BALCONY
SCALE: 3" = 1' - 0"



3 SILL AT 2ND FLOOR WINDOW
SCALE: 3" = 1' - 0"



6 SILL AT 2ND FLOOR WINDOW
SCALE: 3" = 1' - 0"



9 SILL AT STOREFRONT AT BRICK
SCALE: 3" = 1' - 0"

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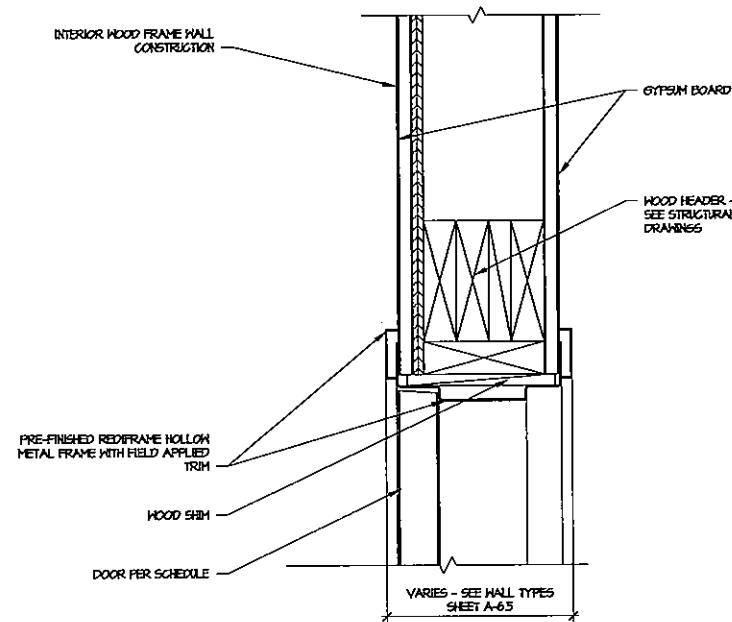
Consultants:

Sheet Title:
WINDOW AND DOOR DETAILS

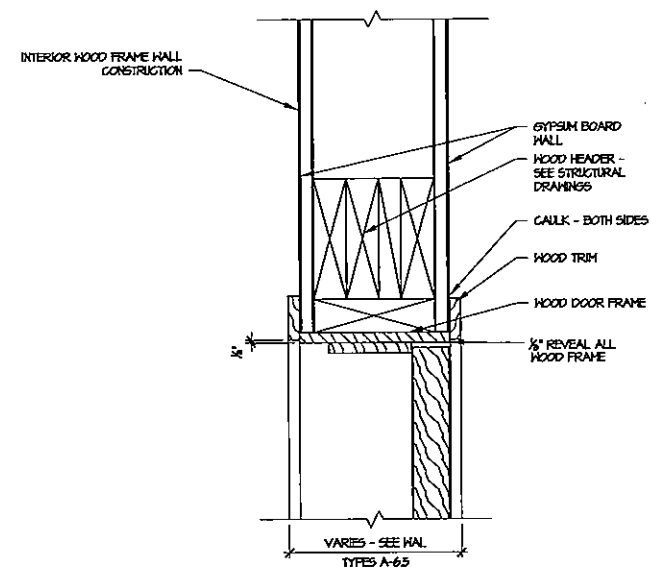
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5	5-4-2017	PERMIT SET

Drawn By: JYC **Checked By:** RCC

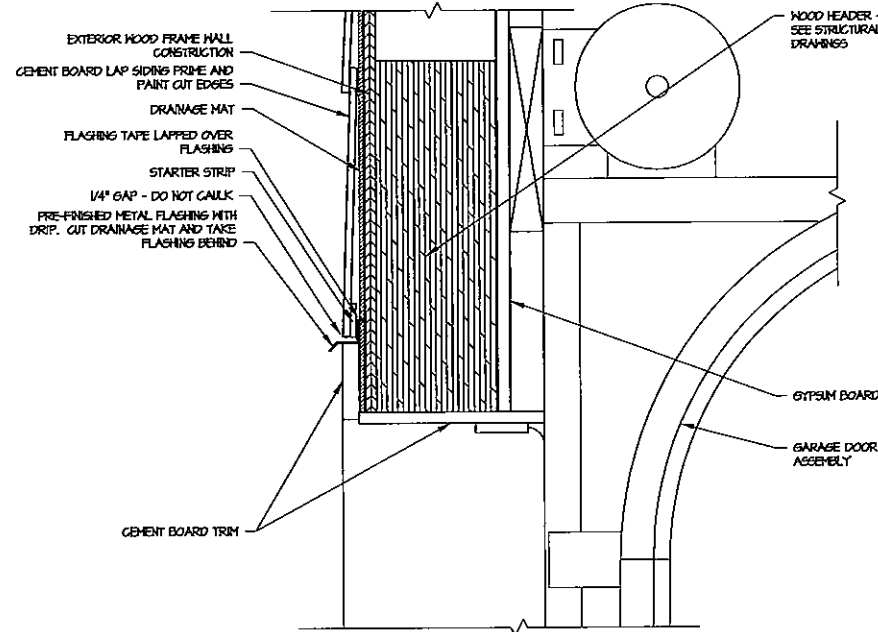
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A-6.3



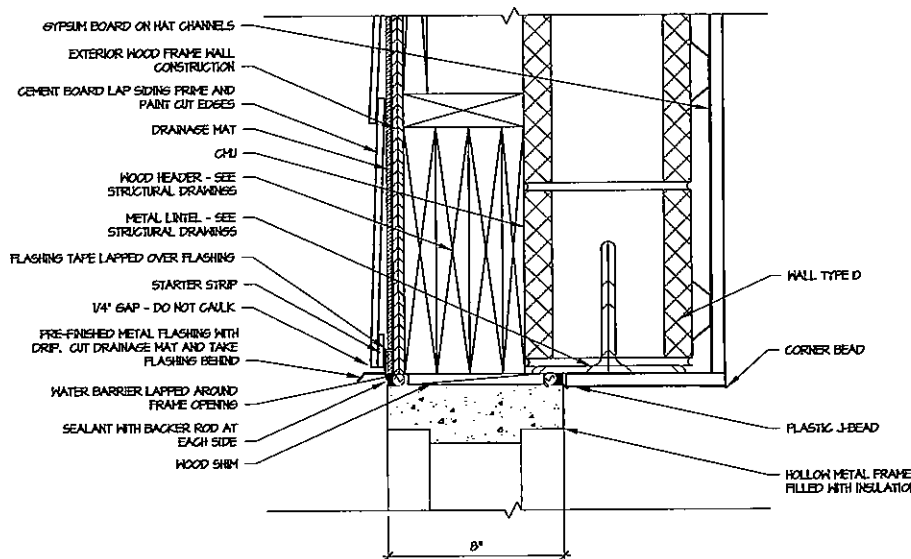
1 TYPICAL HM FRAME HEAD
SCALE: 3" = 1' - 0"



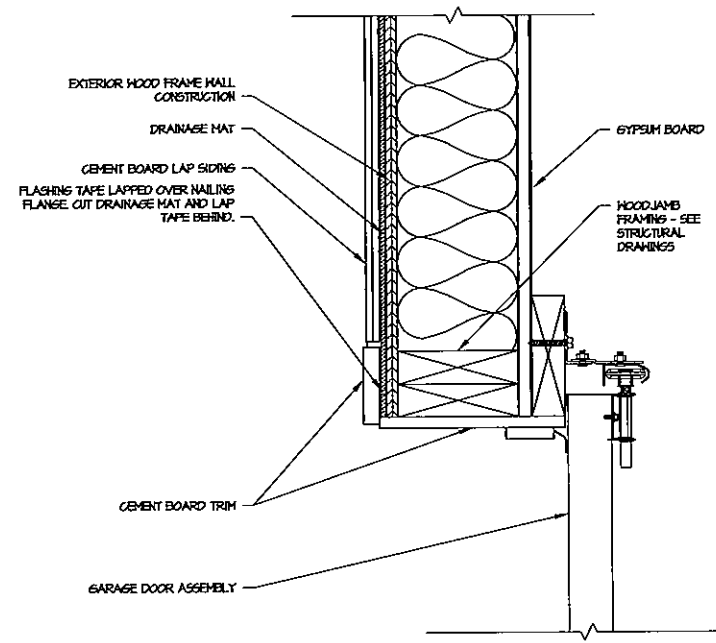
4 TYPICAL WD DOOR FRAME HEAD
SCALE: 3" = 1' - 0"



2 GARAGE DOOR HEAD
SCALE: 3" = 1' - 0"



5 TYPICAL HM FRAME AT CMU
SCALE: 3" = 1' - 0"



3 GARAGE DOOR JAMB
SCALE: 3" = 1' - 0"

Project Name:
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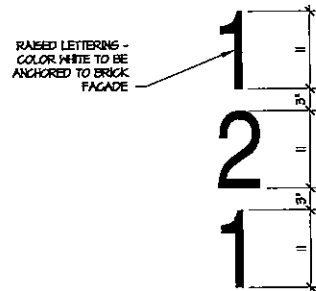
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Number	Date	Description
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5	5-4-2017	PERMIT SET

Sheet Title:
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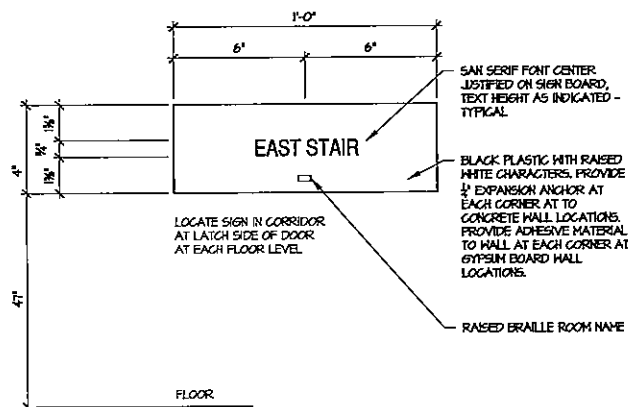
Drawn By: JYC Checked By: RCC

Sheet Number:
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1 BUILDING SIGNAGE

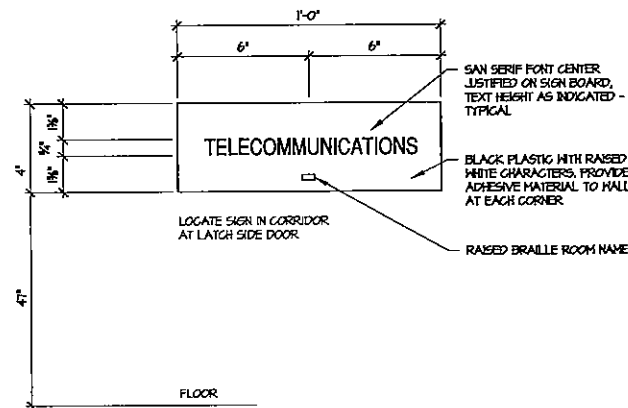
SCALE: 1" = 1'-0"



4 SIGNAGE ELEVATION

SCALE: 3" = 1'-0"

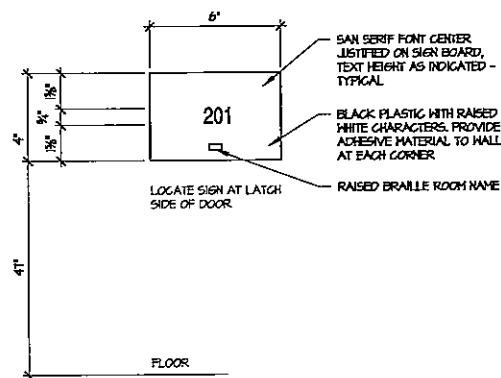
ROOM LOCATIONS:
ST-1EB
ST-2E



8 SIGNAGE ELEVATION

SCALE: 3" = 1'-0"

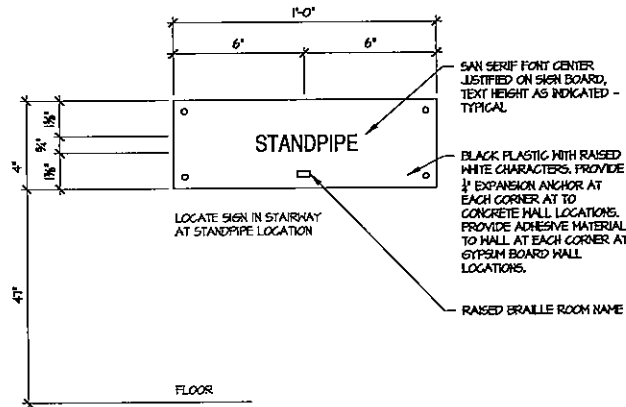
ROOM LOCATION:
2H
2J2



2 UNIT SIGNAGE

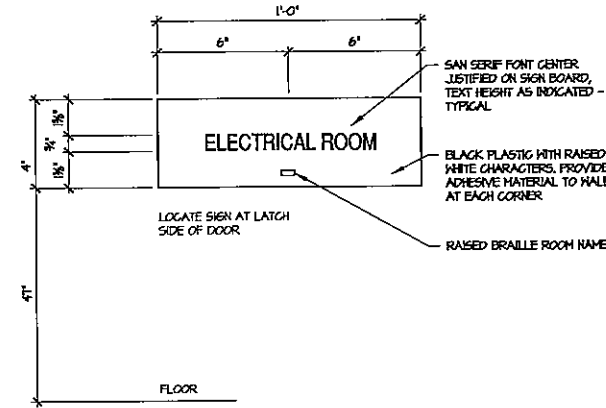
SCALE: 3" = 1'-0"

ROOM LOCATIONS:
201, 202, 203, 204, 205, 206, 207, AND 208



5 SIGNAGE ELEVATION

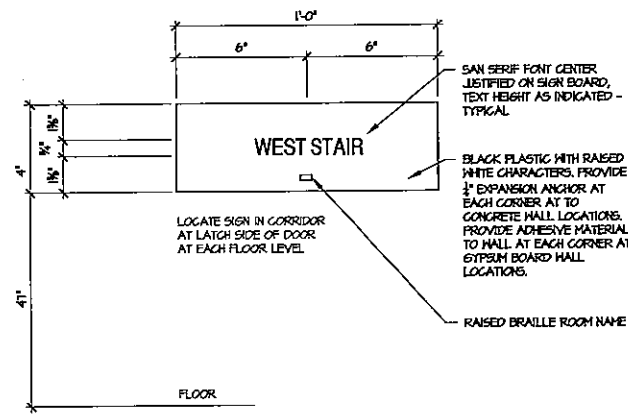
SCALE: 3" = 1'-0"



9 SIGNAGE ELEVATION

SCALE: 3" = 1'-0"

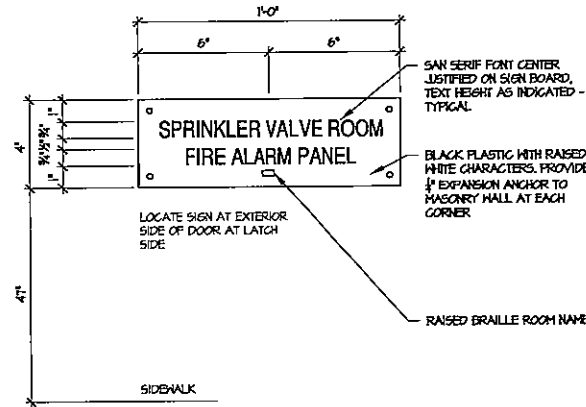
ROOM LOCATION:
120



3 SIGNAGE ELEVATION

SCALE: 3" = 1'-0"

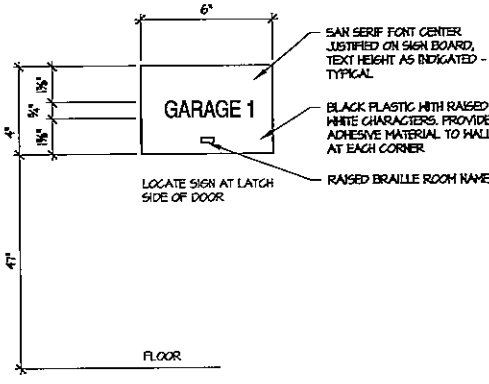
ROOM LOCATIONS:
ST-1WB
ST-2W



6 SIGNAGE ELEVATION

SCALE: 3" = 1'-0"

ROOM LOCATIONS:
120
120A



10 GARAGE SIGNAGE

SCALE: 3" = 1'-0"

ROOM LOCATION:
GARAGES 1-8

SIGNAGE NOTES:

IF SIGN APPEARANCE IS CHANGED, SIGN SHALL BE ADA COMPLIANT AND AS SPECIFIED IN ANSI A117.1-2003, CHAPTER 7, INCLUDING:

TACTILE SIGNS SHALL CONTAIN BOTH RAISED CHARACTERS AND BRAILLE.

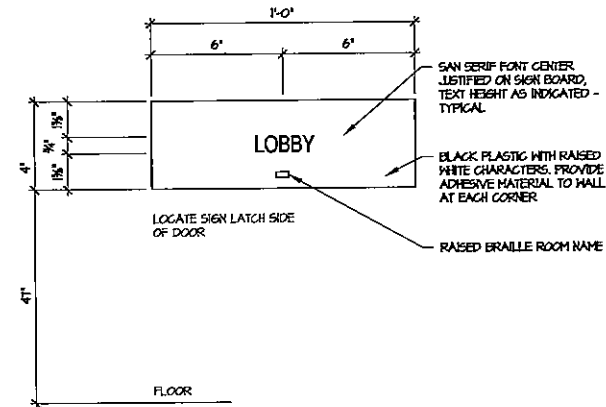
BRAILLE SHALL BE CONTRACTED (GRADE 2) BRAILLE AND SHALL COMPLY WITH SECTION 703.4.

RAISED CHARACTERS SHALL BE RAISED 1/32 INCH MINIMUM ABOVE THEIR BACKGROUND.

FONT SHALL BE UPPERCASE SAN SERIF SIZE 3/8" HEIGHT MINIMUM.

MOUNTING HEIGHT SHALL BE AS INDICATED.

MOUNTING LOCATION - SIGN SHALL BE MOUNTED 50 CENTER LINE OF SIGN IS NO LESS THAN 4" OFF THE DOOR JAMB.



7 SIGNAGE ELEVATION

SCALE: 3" = 1'-0"

ROOM LOCATION:
WEST STAIR - AT LOBBY DOOR ST-1WB

Project Name:
121 ON MAIN

SOLON, IA

Owner Project Number:

CDT Project Number:
16040

carlson design team

cdt
architects

1210 S. GILBERT ST.
SUITE 100
IOWA CITY, IA 52240
319-338-0066 PHONE
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Consultants:

Sheet Title:
SIGNAGE

Number	Date	Description
1	4-4-2017	Foundation Permit
2	4-7-2017	DD DOCS
3	4-14-2017	2nd FL Revision
4	4-18-2017	DRAFT
5	5-4-2017	PERMIT SET

Drawn By: JMC **Checked By:** RCG

Sheet Number:
A-6.6

GENERAL NOTES

ALUMINUM FRAMED ENTRANCES AND STOREFRONTS - CONTINUED

- D. ASTM INTERNATIONAL:
- ASTM A635/A636M - STANDARD SPECIFICATION FOR CARBON STRUCTURAL STEEL.
 - ASTM A242/A242M - STANDARD SPECIFICATION FOR ZINC HOT-DIP GALVANIZED COATINGS ON IRON AND STEEL PRODUCTS.
 - ASTM A663/A663M - STANDARD SPECIFICATION FOR STEEL SHEET, ZINC-COATED (GALVANIZED) OR ZINC-IRON ALLOY-COATED (GALVALUME) BY THE HOT-DIP PROCESS.
 - ASTM E804 - STANDARD SPECIFICATION FOR ALUMINUM AND ALUMINUM-ALLOY SHEET AND PLATE.
 - ASTM B221 - STANDARD SPECIFICATION FOR ALUMINUM AND ALUMINUM-ALLOY EXTRUDED BARS, RODS, WIRE, PROFILES, AND TUBES.
 - ASTM E84 - STANDARD TEST METHOD FOR SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS.
 - ASTM E289 - STANDARD TEST METHOD FOR DETERMINING THE RATE OF AIR LEAKAGE THROUGH EXTERIOR WINDOWS, CURTAIN WALLS, AND DOORS UNDER SPECIFIED PRESSURE DIFFERENCES ACROSS THE SPECIMEN.
 - ASTM E230 - STANDARD TEST METHOD FOR STRUCTURAL PERFORMANCE OF EXTERIOR WINDOWS, CURTAIN WALLS, AND DOORS BY UNIFORM STATIC AIR PRESSURE DIFFERENCE.
 - ASTM E281 - STANDARD TEST METHOD FOR WATER PENETRATION OF EXTERIOR WINDOWS, CURTAIN WALLS, AND DOORS BY UNIFORM STATIC AIR PRESSURE DIFFERENCE.
 - ASTM E287 - STANDARD TEST METHOD FOR WATER PENETRATION OF EXTERIOR WINDOWS, GUTTERLIGHTS, DOORS, AND CURTAIN WALLS BY CYCLIC STATIC AIR PRESSURE DIFFERENCE.
 - ASTM E100 - STANDARD TEST METHOD FOR FIELD DETERMINATION OF WATER PENETRATION OF INSTALLED EXTERIOR WINDOWS, CURTAIN WALLS, AND DOORS BY UNIFORM OR CYCLIC STATIC AIR PRESSURE DIFFERENCE.
 - ASTM E286 - STANDARD TEST METHOD FOR PERFORMANCE OF EXTERIOR WINDOWS, CURTAIN WALLS, DOORS, AND IMPACT PROTECTIVE SYSTEMS IMPACTED BY MISSILES AND EXPOSED TO CYCLIC PRESSURE DIFFERENTIALS.
 - ASTM E1846 - STANDARD SPECIFICATION FOR PERFORMANCE OF EXTERIOR WINDOWS, CURTAIN WALLS, DOORS, AND IMPACT PROTECTIVE SYSTEMS IMPACTED BY MISSILES DEBRIS IN HURRICANES.
- E. NATIONAL FIREPROTECTION RATING COUNCIL, INCORPORATED:
- IFRC 100 - PROCEDURES FOR DETERMINING FIREPROTECTION PRODUCT RATINGS.
 - IFRC 90 - THE SOCIETY FOR PROTECTIVE COATINGS.
 - IFRC 20 - ZINC-RICH PRIMERS (TYPE I - ORGANIC AND TYPE II - ORGANIC).
 - IFRC 25 - RED IRON OXIDE, ZINC OXIDE, RAW LINED OIL, AND ALKYL PRIMER.
- I.3 SYSTEM DESCRIPTION
- A. ALUMINUM-FRAMED STOREFRONT SYSTEM INCLUDES TUBULAR ALUMINUM SECTIONS, ALUMINUM AND GLASS ENTRANCES, SHOP FABRICATED, FACTORY FINISHED, GLASS AND GLAZING, RELATED FLASHINGS, ANCHORAGE AND ATTACHMENT DEVICES.
- B. SYSTEM ASSEMBLY, SHOP INSTALLED ASSEMBLY.
- I.4 PERFORMANCE REQUIREMENTS
- A. SYSTEM DESIGN, DESIGN AND SIZE COMPONENTS TO WITHSTAND DEAD AND LIVE LOADS CAUSED BY POSITIVE AND NEGATIVE WIND PRESSURE ACTING NORMAL TO PLANE OF WALL, INCLUDING BUILDING CORNERS.
- AS CALCULATED IN ACCORDANCE WITH APPLICABLE CODE, AS TESTED IN ACCORDANCE WITH ASTM E289.
- B. WIND-BORNE DEBRIS LOADS: DESIGN AND SIZE GLASS LOADS LESS THAN 60 FEET ABOVE GRADE TO WITHSTAND THE FOLLOWING LOADS:
- GLASS WITHIN 30 FEET (9.14 M) OF GRADE: ASTM E286 AND ASTM E1846; LARGE MISSILE IMPACT TEST.
 - GLASS GREATER THAN 30 FEET (9.14 M) ABOVE GRADE: ASTM E286 AND ASTM E1846; SMALL MISSILE IMPACT TEST.
- C. DEFLECTION: LIMIT MILLION DEFLECTION TO 1/1000 FOR SPANS UNDER 10'-6" (3.18 M) AND 1/200 PLUS 1/4 IN. (6.35 MM) FOR SPANS OVER 10'-6" (3.18 M) (PLACE LIMIT OF GLASS) (1/4 IN. (6.35 MM) OF SPAN WITH FULL RECOVERY OF GLAZING MATERIALS).
- D. SYSTEM ASSEMBLY: ACCOMMODATE WITHOUT DAMAGE TO COMPONENTS OR PERIPHERAL CONSTRUCTION, DYNAMIC LOADING AND RELEASE OF LOADS, DEFLECTION OF STRUCTURAL SUPPORT FRAMES.
- E. AIR INFILTRATION: LIMIT AIR LEAKAGE THROUGH ASSEMBLY TO 0.06 CFM/FT² OF WALL AREA, MEASURED AT REFERENCE DIFFERENTIAL PRESSURE ACROSS ASSEMBLY OF 1.57 PSF AS MEASURED IN ACCORDANCE WITH (AMERICAN GLASS ASSOCIATION VAPOR SEAL, MAINTAIN CONTINUOUS AIR BARRIER AND VAPOR RETARDER THROUGHOUT ASSEMBLY, PRIMARILY IN LINE WITH INSIDE PANE OF GLASS AND REEL BEAD OF GLAZING COMPOUND).
- F. VAPOR SEAL: LIMIT VAPOR SEAL WITH INTERIOR ATMOSPHERIC PRESSURE OF 1 INCH WG, TO 10 PERCENT RH WITHOUT SEAL FAILURE.
- G. THERMAL AND SOLAR HEAT TRANSMITTANCE OF ASSEMBLY BY VALUE AND SHGC CONFORM WITH ICC 605 FOR CLIMATE ZONE IN WHICH PROJECT IS LOCATED.
- H. EXPANSION / CONTRACTION: PROVIDE FOR EXPANSION AND CONTRACTION WITHIN SYSTEM COMPONENTS CAUSED BY CYCLING TEMPERATURE RANGE OF 120 DEGREES F OVER 24 HOUR PERIOD WITHOUT CAUSING DETRIMENTAL EFFECT TO SYSTEM COMPONENTS AND ANCHORAGE.
- I.5 SUBMITTALS
- A. SECTION 013000 - SUBMITTAL PROCEDURES, SUBMITTAL PROCEDURES.
- B. SHOP DRAWINGS: INDICATE SYSTEM DETAILS, FRAMED OPENING REQUIREMENTS AND TOLERANCES, AFFECTED RELATED WORK AND EXPANSION AND CONTRACTION JOINT LOCATION AND DETAILS.
- C. PRODUCT DATA: SUBMIT COMPONENT DIMENSIONS, DESCRIBE COMPONENTS WITHIN ASSEMBLY, ANCHORAGE AND FASTENERS, GLASS AND INFILL, DOOR HARDWARE AND INTERNAL DRAINAGE DETAILS.
- D. MANUFACTURER'S CERTIFICATE: CERTIFY PRODUCTS MEET OR EXCEED SPECIFIED REQUIREMENTS.
- I.6 QUALITY ASSURANCE
- A. PERFORM WORK IN ACCORDANCE WITH ANNA 5714.
- B. SURFACE BURNING CHARACTERISTICS:
- FOAM INSULATION: MAXIMUM 25% FLAME SPREAD/SMOKE DEVELOPED INDEX WHEN TESTED IN ACCORDANCE WITH ASTM E84.
 - APPLY LABEL FROM AGENCY APPROVED BY AUTHORITY HAVING JURISDICTION TO IDENTIFY EACH FOAM PLASTIC INSULATION BOARD.
 - PERFORM WORK IN ACCORDANCE WITH STATE OF IOWA STANDARD.
- I.7 QUALIFICATIONS
- A. MANUFACTURER AND INSTALLER: COMPANY SPECIALIZING IN MANUFACTURING ALUMINUM GLAZING SYSTEMS WITH MINIMUM THREE YEARS DOCUMENTED EXPERIENCE.
- B. DESIGN STRUCTURAL SUPPORT FRAMING COMPONENTS UNDER DIRECT SUPERVISION OF PROFESSIONAL ENGINEER EXPERIENCED IN DESIGN OF THIS WORK AND LICENSED IN STATE OF IOWA.
- I.8 DELIVERY, STORAGE, AND PROTECTION
- A. SECTION 016000 - PRODUCT REQUIREMENTS: PRODUCT STORAGE AND HANDLING REQUIREMENTS.
- B. PROTECT FINISHED ALUMINUM SURFACES WITH WRAPPINGS. DO NOT USE ADHESIVE PAPERS OR SPRAYED COATINGS WHICH BOND WHEN EXPOSED TO SUNLIGHT OR HEATER.
- I.9 ENVIRONMENTAL REQUIREMENTS
- A. SECTION 016000 - PRODUCT REQUIREMENTS.
- B. DO NOT INSTALL SEALANTS NOR GLAZING MATERIALS WHEN AMBIENT TEMPERATURE IS LESS THAN 40 DEGREES F DURING AND 48 HOURS AFTER INSTALLATION.

ALUMINUM FRAMED ENTRANCES AND STOREFRONTS

- 1.00 WARRANTY
- A. SECTION 011000 - EXECUTION AND CLOSEOUT REQUIREMENTS: PRODUCT WARRANTIES AND PRODUCT BONDS.
- B. FURNISH FIVE YEAR MANUFACTURER WARRANTY FOR GLAZED UNITS.
- 1.01 PRODUCTS
- 2.01 ALUMINUM-FRAMED STOREFRONTS
- A. PRODUCT DESCRIPTION
- ALUMINUM FRAMES: MECHANICALLY BROKEN APPLIED FLASHING STOPS, DRAINAGE HOLES, INTERNAL WEAP DRAINAGE SYSTEM, FRAMES FOR INTERIOR GLAZING NEED NOT TO BE THERMALLY BROKEN.
 - MILLIONS: PROFILE OF EXTRUDED ALUMINUM GLAZING WITH INTERNAL REINFORCEMENT OF ALUMINUM OR STEEL STRUCTURAL SECTION.
 - DOORS: ALUMINUM FRAMED GLASS DOORS, 1-3/4" THICK, NOMINAL 3 INCH WIDE TOP RAIL AND VERTICAL STILES, NOMINAL 6 INCH WIDE BOTTOM RAIL, BEVELED GLAZING STOPS.
- 2.02 COMPONENTS
- A. EXTRUDED ALUMINUM: ASTM D202-6065 ALLOY, T5 TEMPER TYPICAL, 6061 ALLOY, T6 TEMPER FOR EXTRUDED STRUCTURAL MEMBERS.
- B. SHEET ALUMINUM: ASTM B204, 3005 ALLOY, H14 OR H24 TEMPER.
- C. GLASS: 1/4" CLEAR INSULATED GLASS.
- D. GLAZING MATERIALS: STOREFRONT MANUFACTURER'S STANDARD TYPES TO SUIT APPLICATION AND TO ACHIEVE WEATHER, HOSTILE, AND AIR INFILTRATION REQUIREMENTS.
- E. HARDWARE: FURNISH MANUFACTURER'S STANDARD DOOR HARDWARE FOR TYPES OF DOORS AND APPLICATIONS INDICATED AND AS SPECIFIED BELOW.
- HEATER STRIPPINGS: NOOL, PILE, CONTINUOUS AND REPLACEABLE.
 - SILL SHEET STRIPS: RESILIENT SEAL TYPE, OF NEOPRENE COMPOUND.
 - THRESHOLD: ALU COMPOSITE, EXTRUDED ALUMINUM, ONE PIECE FOR EACH DOOR OPENING-NON-SLIP SURFACE.
 - HINGES: BUTT TYPE TOP, INTERMEDIATE AND BOTTOM.
 - FURNISH: STYLE AS SELECTED FROM MANUFACTURER'S FULL RANGE OF AVAILABLE FURNISHES.
 - PANIC DEVICE: HARRISON PROFILE CONCEALED VERTICAL ROD DEVICE, PUSH PAD TYPE.
 - CLOSURE: FULLY ADJUSTABLE INSIDE MOUNTED MODERN STYLE OVERHEAD EXPANDED CLOSURE.
 - FINISH: TO BE SELECTED BY THE OWNER.
 - LOCK CYLINDERS.
- F. FLASHINGS: MINIMUM 0.082 INCH THICK ALUMINUM TO MATCH ALUMINUM SECTIONS WHERE EXPOSED.
- G. SEALANT AND BACKING MATERIALS:
- SEALANT: USED WITHIN SYSTEM (NOT USED FOR GLAZING); MANUFACTURER'S STANDARD MATERIALS TO ACHIEVE WEATHER, HOSTILE, AND AIR INFILTRATION REQUIREMENTS.
 - PERIMETER SEALANT: SPECIFIED IN SECTION 016000.
- H. FASTENERS: STAINLESS STEEL.
- 2.03 FABRICATION
- A. FABRICATE COMPONENTS WITH MINIMUM CLEARANCES AND SPAN SPACING AROUND PERIMETER OF ASSEMBLY, YET ENABLING INSTALLATION AND DYNAMIC MOVEMENT OF PERIMETER SEAL.
- B. ACCURATELY FIT AND SECURE JOINTS AND CORNERS, MAKE JOINTS FLUSH, HARKLINE, AND WEATHERPROOF.
- C. PREPARE COMPONENTS TO RECEIVE ANCHOR DEVICES, FABRICATE ANCHORS.
- D. ARRANGE FASTENERS AND ATTACHMENTS TO CONFORM FROM VIEW.
- E. REINFORCE INTERIOR HORIZONTAL HEAD RAIL TO RECEIVE BLIND TRACK BRACKETS AND ATTACHMENTS.
- F. PREPARE COMPONENTS WITH INTERNAL REINFORCEMENT FOR DOOR HARDWARE.
- G. REINFORCE FRAMES MEMBERS FOR IMPOSED LOADS.
- 2.04 SHOP FINISHING
- A. CLEAR ANODIZED ALUMINUM SURFACES: ANNA 611A-H2C222416 NON-REGULAR AS FABRICATED MECHANICAL FINISH, MEDIUM MATTE CHEMICAL FINISH AND ARCHITECTURAL CLASS 1 (0.1 MILS CLEAR ANODIZED COATINGS).
- B. APPLY DUTCHMAN'S PAINT TO CONCEALED ALUMINUM SURFACES IN CONTACT WITH CEMENTITIOUS OR DISINTEGRATING METALS.
- C. EXTENT OF FINISH:
- APPLY FACTORY COATING TO SURFACES EXPOSED AT COMPLETED ASSEMBLIES.
 - APPLY FINISH TO SURFACES CUT DURING FABRICATION SO NO NATURAL ALUMINUM IS VISIBLE IN COMPLETED ASSEMBLIES, INCLUDING JOINT EDGES.
 - APPLY TOUCH-UP MATERIALS RECOMMENDED BY COATING MANUFACTURER FOR FIELD APPLICATION TO CUT ENDS AND MINOR DAMAGE TO FACTORY APPLIED FINISH.
- 2.05 EXECUTION
- 3.01 EXAMINATION
- A. SECTION 013000 - ADMINISTRATIVE REQUIREMENTS: COORDINATION AND PROTECT CONDITIONS.
- B. VERIFY DIMENSIONS, TOLERANCES, AND METHOD OF ATTACHMENT WITH OTHER WORK.
- C. VERIFY WALL OPENINGS AND ADJOINING AIR AND VAPOR SEAL MATERIALS ARE READY TO RECEIVE WORK OF THIS SECTION.
- 3.02 INSTALLATION
- A. INSTALL WALL SYSTEM IN ACCORDANCE WITH ANNA 611A-H2C222416 - METAL CURTAIN WALL, WINDOW, STORE FRONT AND ENTRANCE - GUIDE SPECIFICATIONS MANUAL.
- B. ATTACH TO STRUCTURE TO PERMIT SUFFICIENT ADJUSTMENT TO ACCOMMODATE CONSTRUCTION TOLERANCES AND OTHER IRREGULARITIES.
- C. PROVIDE ALIGNMENT ATTACHMENTS AND SHIMS TO PERMANENTLY FASTEN SYSTEM TO BUILDING STRUCTURE.
- D. ALIGN ASSEMBLY FLUSH AND LEVEL, FREE OF HARP OR TIE. MAINTAIN ASSEMBLY DIMENSIONAL TOLERANCES.
- E. PROVIDE THERMAL ISOLATION WHERE COMPONENTS PENETRATE OR DISRUPT BUILDING INSULATION.
- F. INSTALL SILL FLASHINGS, TURN UP ENDS AND EDGES SEAL TO ADJACENT WORK TO FORM WATER TIGHT DAM.
- G. COORDINATE ATTACHMENT AND SEAL OF PERIMETER AIR AND VAPOR RETARDER MATERIALS.
- H. PACK FIBROUS INSULATION IN GIRT SPACES AT PERIMETER OF ASSEMBLY TO MAINTAIN CONTINUITY OF THERMAL BARRIER.
- I. INSTALL INTEGRAL FLASHINGS AND INTEGRAL JOINT SEALERS.
- J. SET THRESHOLDS IN BED OF MORTAR AND SECURE.
- K. INSTALL HARDWARE USING TEMPLATES PROVIDED.
- L. INSTALL INFILL PANELS USING METHOD REQUIRED TO ACHIEVE PERFORMANCE CRITERIA.
- 3.03 ERECTION TOLERANCES
- A. MAXIMUM VARIATION FROM FLUSH: 0.06 INCHES EVERY 3 FT NON-CUMULATIVE OR 1/16 INCHES PER 10 FT HOWEVER IS LESS.
- B. MAXIMUM MEASUREMENT OF TWO ADJOINING MEMBERS ABUTTING IN PLANE: 1/32 INCH.
- 3.04 FIELD QUALITY CONTROL
- A. INSPECTION TO MONITOR QUALITY OF INSTALLATION AND GLAZING.
- B. TEST TO ANNA 502 OR 503.
- 3.05 ADJUSTING
- A. SECTION 016000 - EXECUTION AND CLOSEOUT REQUIREMENTS: TESTING, ADJUSTING AND BALANCING.
- B. ADJUST OPERATING HARDWARE FOR SMOOTH OPERATION.
- 3.06 CLEANING
- A. REMOVE PROTECTIVE MATERIAL FROM PRE-FINISHED ALUMINUM SURFACES.
- B. WASH DOWN SURFACES WITH SOLUTION OF MILD DETERGENT IN WARM WATER, APPLIED WITH SOFT, CLEAN WHITE CLOTHS. TAKE CARE TO REMOVE DIRT FROM CORNERS, HIDE SURFACES CLEAN.
- C. REMOVE EXCESS SEALANT BY METHOD ACCEPTABLE TO SEALANT MANUFACTURER.
- 3.07 PROTECTION OF INSTALLED CONSTRUCTION
- A. SECTION 016000 - EXECUTION AND CLOSEOUT REQUIREMENTS: PROTECTING INSTALLED CONSTRUCTION.
- B. PROTECT FINISHED WORK FROM DAMAGE.

VINYL WINDOWS

- 1.00 SYSTEM DESCRIPTION
- A. PROVIDE VINYL WINDOW WITH FINISHING FIN.
- 1.01 GENERAL
- 1.01 TESTING AND PERFORMANCE REQUIREMENTS: SPECIFIC PERFORMANCE REQUIREMENTS: WINDOWS SHALL CONFORM TO SPECIFIED AMERICAN GLASS ASSOCIATION (AGA) HURRICANE WIND REQUIREMENTS AT A MINIMUM TEST SIZE OF 3'-4" X 5'-0" (9' 16" X 16" PANE) AND FOLLOWING, HOWEVER ARE THE MORE STRINGENT:
- AIR INFILTRATION TEST: WITH THE SASH IN A CLOSED AND LOCKED POSITION, THE WINDOW SHALL BE SUBJECTED TO AN AIR INFILTRATION TEST IN ACCORDANCE WITH ASTM E 283. AIR INFILTRATION SHALL NOT EXCEED (SEE COMMENT).
 - WATER RESISTANCE TEST: THE GLAZED UNIT SHALL BE MOUNTED IN ITS VERTICAL POSITION CONTINUOUSLY EXPOSED AROUND PERIMETER AND THE SASH PLACED IN THE FULLY CLOSED AND LOCKED POSITION. THE WINDOW UNIT SHALL BE SUBJECTED TO A WATER RESISTANCE TEST IN ACCORDANCE WITH ASTM E 541, USING A STATIC PRESSURE OF 5.43 PSF WITH NO UNCONTROLLED WATER LEAKAGE. TESTING SHALL BE PERFORMED ON WINDOWS BOTH WITH AND WITHOUT AN AVAILABLE INSECT SCREEN.
 - UNIFORM LOAD STRUCTURAL TEST: PER ASTM E 580. AT THE CONCLUSION OF TESTS, THERE SHALL BE NO GLASS BREAKAGE, PERMANENT DAMAGE OF FASTENERS, MECHANICAL PARTS OR ANY OTHER DAMAGE CAUSING THE WINDOW TO BE UNDESIRABLE AT 5.43 PSF.
 - OPERATING FORCE: PER ASTM E 2068, EACH MOVABLE PANEL SHALL OPERATE IN EITHER DIRECTION WITH A FORCE OF 10 LBS TO MAINTAIN MOTION.
- 1.02 QUALITY ASSURANCE
- A. STANDARDS: EXCEPT AS OTHERWISE INDICATED, REQUIREMENTS FOR VINYL (PVC) WINDOWS, TERMINOLOGY AND STANDARDS OF PERFORMANCE AND FABRICATION REQUIREMENTS ARE THOSE SPECIFIED AND RECOMMENDED BY ANNA/AMA 101 AND APPLICABLE GENERAL RECOMMENDATIONS PUBLISHED BY ANNA AND THE AA.
- 1.03 PRODUCTS
- 2.01 VINYL WINDOWS
- A. VINYL EXTRUSIONS: ALL EXTRUDED SECTIONS SHALL BE OF POLY VINYL CHLORIDE (PVC).
- B. HARDWARE: HARDWARE HAVING COMPONENT PARTS WHICH ARE EXPOSED SHALL BE OF ALUMINUM, STAINLESS STEEL, OR OTHER NON-CORROSIVE MATERIALS COMPATIBLE WITH VINYL.
- C. BALANCES: BLOCK 1: TACKLE CONFORMING TO ANNA 402 AND OF APPROPRIATE SIZE AND CAPACITY TO HOLD OPERABLE SASH STATIONARY IN ANY OPEN POSITION SHALL BE USED. SASH BALANCES SHALL BE EASILY ACCESSIBLE AND REPLACEABLE IN THE FIELD WITHOUT THE USE OF SPECIAL TOOLS.
- D. WEATHERSTRIPPING: PROVIDE DOUBLE WEATHERSTRIPPING USING SILICONE COATED MOVEN PILE WITH POLYPROPYLENE FIBER CENTER WHEN SPECIFIED WITH ANNA 101.
- E. GLASS:
- ALL GLAZING SHALL BE GLAZED AT THE FACTORY AS FOLLOWS:
 - ALL UNITS SHALL BE CONSTRUCTED TO AN OVERALL MINIMUM THICKNESS OF 3/4" WITH TWO LITES OF DOB 68, 8" OR 4" (AS SIZE AND LOADINGS REQUIRE).
- 2.02 FABRICATION
- A. WINDOW MEMBERS: ALL WINDOW MEMBERS, INCLUDING GRILLE BARS, SHALL BE OF VINYL.
1. MAIN FRAME AND INSERT MEMBERS: WALL THICKNESS SHALL MEET ALL SPECIFICATIONS OF ANNA/AMA 101/102/103/104/105.
2. DEPTH OF FRAME AND SASH SHALL NOT BE LESS THAN 3 1/2".
3. ASSEMBLY: THE WINDOWS SHALL BE ASSEMBLED IN A SECURE AND MACHINERIE MANNER TO PERFORM AS HEREWARRANT SPECIFIED. ALL JOINTS OF THE MAIN FRAME AND THE SASH SHALL BE METERED AND JOINED HEATLY AND SECURED BY THE MEANS OF FIBERGLASS WEATHERSTRIPPING.
4. SASH CONSTRUCTION: THE SASH SHALL BE OF INTERIOR CONSTRUCTION AND FINISH HELDED. THE MEETING RAILS OF THE TOP AND BOTTOM SASH SHALL INTERLOCK IN THE CLOSED POSITION. THE MEETING RAIL INTERLOCK SHALL CONSIST OF TWO SEPARATE AND DISTINCT INTERLOCK CONTAINING FIBER GLASS WEATHERSTRIPPING AS AN INTERNAL PART OF BOTH INTERLOCKS.
- E. GLAZING
- UNITS SHALL BE GROUP GLAZED WITH A SHAP-IN GLAZING STOP. THE EXTERIOR IS BEAD GLAZED WITH A HOTMELT TYPE BACKGROUNDS.
 - SCREENS: FRAMES SHALL BE EXTRUDED ALUMINUM.
 - SCREEN MESH SHALL BE ALUMINUM.
- 3.01 EXAMINATION
- A. CONFORM WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS FOR INSTALLATION OF WINDOW UNITS, HARDWARE, OPERATORS AND OTHER COMPONENTS OF WORK. IN NO CASE SHALL ATTACHMENT TO EXISTING STRUCTURE OR TO COMPONENTS OF THE WINDOW SYSTEM BE THROUGH OR ABRIDGE THE THERMAL BARRIERS OF THE WEATHERSTRIPPING MEMBERS.
- B. SET FINISH LEVEL AND TRUE TO LINE, WITHOUT HARP OR RACK OF FRAMES OR SASH. ANCHOR SECURELY IN PLACE. SEPARATE ALUMINUM AND OTHER CORROSIBLE SURFACES FROM SOURCES OF CORROSION OR ELECTRICAL ACTION. CASHEMENT MEMBERS MUST BE SECURELY BLOCDED AND FASTENED AT EACH MEET POINT.
- C. REDUCE RESISTANCE BETWEEN FRAMES OF WINDOW AND CONSTRUCTION TO REMAIN, OR BETWEEN FRAMES AND WHEN BLOCINGS AS APPLICABLE. COMPRESS FIBERGLASS TO NOT LESS THAN 50 PERCENT OF ORIGINAL THICKNESS.
- D. SET SILL MEMBERS AND OTHER MEMBERS IN BED OF COMPOUND AS SHOWN TO PROVIDE WEATHERSTRIPPING. SEAL UNITS FOLLOWING INSTALLATION AND AS REQUIRED TO PROVIDE A WEATHERTIGHT SYSTEM.
- E. FASTENERS: ALUMINUM STAINLESS STEEL, OR OTHER MATERIALS WARRANTED BY MANUFACTURER TO BE NON-CORROSIVE AND COMPATIBLE WITH VINYL WINDOW MEMBERS, HARDWARE AND OTHER COMPONENTS OF THE WINDOW.
- 3.04 OPERATION AND MAINTENANCE
- A. ADJUST OPERATING SASH AND HARDWARE TO PROVIDE TIGHT FIT AT CONTACT POINTS AND AT WEATHERSTRIPPING. ADJUST ALSO FOR SMOOTH OPERATION AND A WEATHERTIGHT CLOSURE.
- B. CLEAN VINYL SURFACES PROMPTLY AFTER INSTALLATION OF WINDOWS, EXERCISING CARE TO AVOID DAMAGE TO THE FINISH. REMOVE EXCESS GLAZING AND SEALANT COMPOUND, DIRT AND OTHER SUBSTANCES.
- C. LUBRICATE HARDWARE AND MOVING PARTS.
- D. FOR FRAME AND SASH CLEANING, USE A COMMON WINDOW CLEANER OR MILD DETERGENT SOLUTION WITH A REGULAR CLOTH. AFTER CLEANING, BE SURE TO THOROUGHLY RISE ALL SURFACES WITH CLEAN WATER TO REMOVE ANY DETERGENT RESIDUE.
- E. CLEAN GLASS PROMPTLY AFTER INSTALLATION OF WINDOWS, REMOVE GLAZING AND SEALANT COMPOUND, DIRT AND OTHER SUBSTANCES.
1. USE A COMMON WINDOW CLEANER WITH A LIMIT-FREE CLOTH OR Q-TIPS.
2. DO NOT USE:
- CAUSTIC OR ABRASIVE CLEANER OR ANY SILICON-BASED SOLVENTS ON THE FRAME OR SASH SURFACES, AS THEY MAY DAMAGE OR DISCOLOR THE FINISH.
 - PETROLEUM-BASED LUBRICANTS AS THEY MAY DISCOLOR THE FINISH.
 - NEUTRALIZERS (BUD SPRAY) ON OR NEAR WINDOW SURFACE CONTACT OF RESIDUES WITH THE FINISH COULD DAMAGE OR DISCOLOR THE WINDOW SURFACE.
 - INITIATE ALL PROTECTION AND OTHER PRECAUTIONS REQUIRED TO BE SURE THAT WINDOW UNITS WILL BE WITHOUT DAMAGE OR DETEIORATION AT TIME OF ACCEPTANCE.
- WINDOW FEATURES
1. CONFIGURATION
- SINGLE HUNG (SINGLE TILT)
 - MAIN FRAME / SASH
 - STANDARD EXTRUDED J-CRAMEL
 - STEEL REINFORCEMENTS
 - KEEP HOLES
 - INTEGRAL WAILING FLANGE
 - MATING WITH OPERABLE AND FIXED UNITS MANCHESTER SERIES
3. CONVECTIONAL FRAMING SYSTEM
- 3 1/4" FRAME DEPTH
 - 0.061/0.061" WALL THICKNESS OF VINYL FRAMES/SASH
4. HARDWARE
- SELF-ALIGNING CAM TYPE LOCKING HARDWARE
 - BLOCK AND TACKLE BALANCES

VINYL WINDOWS - CONTINUED

- 6) GLAZING
- SHAP CLEAR INSULATED GLASS
 - SHAP IN GLAZING
 - CAPILLARY TUBES
 - LOW E
 - ARGON GAS
 - FINISH
 - INTERNAL MINTERS - PATTERN AS INDICATED ON DRAWINGS
 - FINISH
 - DARK BRONZE COLOR VINYL
 - HALF SCREENS WITH EXTRUDED ALUMINUM FRAME WITH FIBERGLASS MESH
- EPDM MEMBRANE ROOFING SYSTEM
- SECTION 0154 03 - SHEET MEMBRANE ROOFING - FULLY ADHERED
- 1.01 GENERAL
- 1.1 SUMMARY
- A. SECTION INCLUDES:
- BASE FLASHINGS.
 - SHEET MEMBRANE ROOFING.
- 1.2 REFERENCE STANDARDS
- A. ASTM INTERNATIONAL:
- ASTM C111 - STANDARD TEST METHOD FOR STEADY-STATE HEAT FLUX MEASUREMENTS AND THERMAL TRANSMISSION PROPERTIES BY MEANS OF THE GUARDED HOT-PLATE APPARATUS.
 - ASTM C1261 - STANDARD SPECIFICATION FOR FACED RIGID CELLULAR POLYSTYRENE/STYRENE THERMAL INSULATION BOARD.
 - ASTM C1287 - STANDARD TEST METHOD FOR DETERMINATION OF ENTRANCE OF MATERIALS NEAR ROOM TEMPERATURE USING PORTABLE BISECTORS.
 - ASTM C1454 - STANDARD TEST METHOD FOR DETERMINATION OF SOLAR REFLECTANCE NEAR AMBIENT TEMPERATURE USING A PORTABLE SOLAR REFLECTOMETER.
 - ASTM D402 - STANDARD TEST METHODS FOR VULCANIZED RUBBER AND THERMOPLASTIC ELASTOMERS-TENSION.
 - ASTM D624 - STANDARD TEST METHOD FOR TEAR STRENGTH OF CONVENTIONAL VULCANIZED RUBBER AND THERMOPLASTIC ELASTOMERS.
 - ASTM D1046 - STANDARD TEST METHOD FOR BRITTLENESS TEMPERATURE OF PLASTICS AND ELASTOMERS BY IMPACT.
 - ASTM D1004 - STANDARD TEST METHOD FOR TEAR RESISTANCE (GRAVES TEAR) OF PLASTIC FILM AND SHEETINGS.
 - ASTM D4081 - STANDARD SPECIFICATION FOR EPDM SHEET USED IN SINGLE-PLY ROOF MEMBRANE.
 - ASTM E84 - STANDARD TEST METHOD FOR SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS.
 - ASTM E96 - STANDARD TEST METHODS FOR WATER VAPOR TRANSMISSION OF MATERIALS.
 - ASTM E106 - STANDARD TEST METHODS FOR FIRE TESTS OF ROOF COVERINGS.
 - ASTM E118 - STANDARD TEST METHODS FOR FIRE TESTS OF BUILDING CONSTRUCTION AND MATERIALS.
 - ASTM E1606 - STANDARD TEST METHOD FOR TOTAL NORMAL EMITTANCE OF SURFACES USING INFRARED THERMAL IMAGING.
 - ASTM E1607 - STANDARD TEST METHOD FOR SOLAR ABSORPTANCE, REFLECTANCE, AND TRANSMITTANCE OF MATERIALS USING INTEGRATING SPHERES.
 - ASTM E1608 - STANDARD TEST METHOD FOR MEASURING SOLAR REFLECTANCE OF HORIZONTAL AND LOW-SLOPED SURFACES IN THE FIELD.
 - ASTM E1609 - STANDARD PRACTICE FOR CALCULATING SOLAR REFLECTANCE INDEX OF HORIZONTAL AND LOW-SLOPED ROOF SURFACES.
- B. FM GLOBAL:
- FM D-120 - WIND DESIGN.
- C. NATIONAL ROOFING CONTRACTORS ASSOCIATION:
- NRCA - THE NRCA ROOFING AND WATERPROOFING MANUAL.
- D. SINGLE PLY ROOFING INSTITUTE:
- SPRI E-1 - WIND DESIGN STANDARD FOR EDGE SYSTEMS USED WITH LOW SLOPE ROOFING SYSTEMS.
- E. UL:
- UL - FIRE RESISTANCE DIRECTORY.
 - UL 7 - STANDARD TEST METHODS FOR FIRE TESTS OF ROOF COVERINGS.
 - UL 1256 - FIRE TEST OF ROOF DECK CONSTRUCTIONS.
 - UL 1801 - ULIFT TESTS FOR ROOF COVERING SYSTEMS.
- F. U.S. ENVIRONMENTAL PROTECTION AGENCY:
- ENERGY STAR - ENERGY STAR VOLUNTARY LABELING PROGRAM.
- 1.3 COORDINATION
- A. COORDINATE WORK OF THIS SECTION WITH INSTALLATION OF ASSOCIATED ROOF PENETRATIONS AND METAL FLASHINGS.
- 1.4 SUBMITTALS
- A. PRODUCT DATA: SUBMIT CHARACTERISTICS OF MEMBRANE MATERIALS, ADHESIVES, SEALING MATERIALS AND FLASHING MATERIALS.
- B. SHOP DRAWINGS:
- INDICATE JOINT AND TERMINATION DETAIL CONDITIONS AND CONDITIONS OF INTERFERENCE WITH OTHER MATERIALS.
 - INDICATE MEMBRANE LAYOUT AND SEAM LOCATIONS.
- C. MANUFACTURER'S CERTIFICATE: CERTIFY THAT PRODUCTS OR EXCEED SPECIFIED REQUIREMENTS.
- D. MANUFACTURER REPORTS: INDICATE PROCEDURES FOLLOWED, INCLUDING AMBIENT TEMPERATURES, HUMIDITY, WIND VELOCITY DURING APPLICATION.
- E. QUALIFICATIONS STATEMENTS:
- SUBMIT QUALIFICATIONS FOR MANUFACTURER AND APPLICATOR.
 - SUBMIT MANUFACTURER'S APPROVAL OF APPLICATOR.
- 1.5 QUALITY ASSURANCE
- A. PERFORM WORK ACCORDING TO NRCA ROOFING AND WATERPROOFING MANUAL.
- B. PRE-RATED ROOF CONSTRUCTION.
- C. RATING AS INDICATED ON DRAWINGS.
- D. ROOF ASSEMBLY FIRE CLASSIFICATION.
1. MINIMUM CLASS A WHEN TESTED ACCORDING TO UL 710.
2. APPLY LABEL FROM AGENCY APPROVED BY AUTHORITY HAVING JURISDICTION TO IDENTIFY EACH ROOF ASSEMBLY COMPONENT.
- E. MANUFACTURER'S INSPECTION:
- FURNISH MANUFACTURER SERVICES BEFORE START OF WORK OF THIS SECTION TO VERIFY SUBSTRATE ACCEPTABILITY AND REVIEW INSTALLATION PROCEDURES AND COMPLETED WORK, SUCH THAT SPECIFIED WARRANTY CAN BE ISSUED.
 - PROMPTLY AND SATISFACTORILY REPAIR UNSATISFACTORY CONDITIONS DISCLOSED BY MANUFACTURER'S SITE VISITS.
- F. PERFORM WORK ACCORDING TO CITY OF SOLON, IOWA STANDARDS.
- 1.6 QUALIFICATIONS
- A. MANUFACTURER: COMPANY SPECIALIZING IN MANUFACTURING PRODUCTS SPECIFIED IN THIS SECTION WITH MINIMUM THREE YEARS DOCUMENTED EXPERIENCE.
- B. APPLICATOR: COMPANY SPECIALIZING IN PERFORMING WORK OF THIS SECTION WITH MINIMUM THREE YEARS DOCUMENTED EXPERIENCE.
- 1.7 DELIVERY, STORAGE, AND HANDLING
- A. INSPECTION: ACCEPT MATERIALS ON SITE IN MANUFACTURER'S ORIGINAL PACKAGING AND INSURE FROM DAMAGE.
- B. DELIVER PRODUCTS IN MANUFACTURER'S ORIGINAL CONTAINERS, DRY, UNWATER, AND WITH SEALS AND LABELS INTACT.
- C. STORE PRODUCTS IN WEATHER PROTECTED ENVIRONMENT, CLEAR OF GROUND AND MOISTURE.
- 1.8 AMBIENT CONDITIONS
- A. DO NOT APPLY ROOFING MEMBRANE DURING AMBIENT HEATER OR WHEN AMBIENT TEMPERATURES ARE BELOW 40 DEGREES F OR ABOVE 90 DEGREES F WITHOUT PROPER HEATER PROTECTION.
- B. DO NOT APPLY ROOFING MEMBRANE TO DAMP OR FROZEN DECK SURFACE OR WHEN PRECIPITATION IS DETECTED OR OCCURRING.
- C. DO NOT EXPOSE MATERIALS VULNERABLE TO WATER OR SUN DURING IN QUANTITIES GREATER THAN CAN BE WEATHERPROTECTED DURING SAME DAY.
- 1.9 WARRANTY
- A. FURNISH 10 YEAR MANUFACTURER'S WARRANTY, INCLUDING COVERAGE OF MATERIALS AND INSTALLATION AND OF RESULTING DAMAGE TO BUILDING RESULTING FROM FAILURE TO RESEAL PENETRATION OF HOSTILE.
- 2.0 PRODUCTS
- A. SHEET MEMBRANE ROOFING SYSTEM: ONE-PLY SHEET MEMBRANE SYSTEM WITH ADHESIVE-APPLIED MEMBRANE.
- 2.2 PERFORMANCE AND DESIGN CRITERIA
- 2.1 DESCRIPTION
- A. SHEET MEMBRANE ROOFING SYSTEM: ONE-PLY SHEET MEMBRANE SYSTEM WITH ADHESIVE-APPLIED MEMBRANE.
- 2.2 PERFORMANCE AND DESIGN CRITERIA

EPDM MEMBRANE ROOFING SYSTEM - CONTINUED

- A. LOW-SLOPE MEMBRANE ROOF EDGE SECUREMENT, CONFORM TO SPRI E-1 FOR WIND SPEEDS DETERMINED FROM APPLICABLE CODE.
- 2.3 SINGLE PLY ROOFING - FULLY ADHERED
- A. MANUFACTURER'S LABEL:
- FURNISH MATERIALS ACCORDING TO CITY OF CORALVILLE, IOWA STANDARDS.
 - FLEXIBLE FLASHINGS.
 - MATERIAL: SAME AS MEMBRANE.
 - COLOR: SAME AS MEMBRANE.
 - MEMBRANE:
 - MATERIAL:
 - EPDM RUBBER: CONFORM WITH ASTM D4081, TYPE I (TYPE I) (TYPE II)
 - COLOR: WHITE.
 - SEAMING MATERIALS: AS RECOMMENDED BY MEMBRANE MANUFACTURER.
 - MASER DESIG: MEMBRANE MATERIAL WITH ADHESIVE BACKING.
 - ADHESIVE MATERIALS:
 - SURFACE CONTINUOUS.
 - COMPATIBLE WITH MEMBRANE.
 - MEMBRANE ADHESIVES: AS RECOMMENDED BY MEMBRANE MANUFACTURER.
 - INSULATION ADHESIVES: AS RECOMMENDED BY INSULATION MANUFACTURER.
 - THINNER AND CLEANER.
 - AS RECOMMENDED BY ADHESIVE MANUFACTURER.
 - COMPATIBLE WITH SHEET MEMBRANE.
6. CONSTRUCTION, PER DRAWINGS.
- 2.4 ACCESSORIES
- A. SEALING ADHESIVE: NON-CORROSIBLE TYPE.
- B. SEALING FASTENERS:
- APPROPRIATE FOR PURPOSE INTENDED.
 - APPROVED BY UL AND SYSTEM MANUFACTURER.
 - LENGTH: AS REQUIRED FOR THICKNESS OF MATERIAL PLUS METAL WASHERS.
- C. ROOFING NAILS:
- TYPE: GALVANIZED, NOT DIPPED, OR NON-FIBROUS TYPE.
 - SIZE AND CONFIGURATION: AS REQUIRED TO SUIT APPLICATION.
 - SEALANTS: AS RECOMMENDED BY MEMBRANE MANUFACTURER.
 - WALKWAY PADS.
 - EPDM UNITS.
 - SIZE: 24X24.
 - FIBER MATCH ROOFING.
 - STACK BOOTS: FLEXIBLE BOOT AND COLLAR FOR PIPE STACKS THROUGH MEMBRANE.
- 3.1 PREPARATION
- A. SECTION 011000 - EXECUTION AND CLOSEOUT REQUIREMENTS: REQUIREMENTS FOR APPLICATION PREPARATION.
- B. WOOD DECK:
- VERIFY THAT WOOD DECKING JOINTS ARE FLAT AND TIGHT.
 - SEAL DECKING JOINTS WITH TAPE.
 - DRILL 1/2" DIA HOLES WITH LATHE FILLER.
 - LAY SHEATHING WITH LONG SIDE AT RIGHT ANGLE TO FLUTES AND STAGGER END JOINTS WHILE PROVIDING SUPPORT AT ENDS.
 - CUT SHEATHING CLEANLY AND ACCURATELY AT ROOF BREAKS AND PROTRUSIONS TO PROVIDE SMOOTH SURFACE, AND TAFE JOINTS.
 - MECHANICALLY FASTEN SHEATHING TO ROOF DECK ACCORDING TO UL ASSEMBLY.
- 3.2 APPLICATION
- A. VAPOR RETARDER:
- APPLY VAPOR RETARDER TO SHEATHING SURFACE WITH ADHESIVE.
 - EXTEND VAPOR RETARDER UNDER EAVE STRIPS AND BLOCINGS TO DECK EDGE.
 - VAPOR BARRIER SEAL:
 - LAP FLEXIBLE FLASHING OVER VAPOR AND AIR BARRIER OF WALL CONSTRUCTION TO PROVIDE CONTINUITY OF VAPOR AND AIR BARRIER SEAL.
- B. MEMBRANE APPLICATION:
- APPLY PRIMER.
 - INSTALL ACCORDING TO MANUFACTURER'S PRINTED INSTRUCTIONS.
 - APPLY ADHESIVE AT RATE PER MANUFACTURER'S RECOMMENDATIONS TO MECHANICALLY ADHESIVE DECK.
 - ROLL OUT MEMBRANE, FREE FROM AIR POCKETS, WRINKLES, OR TEARS, AND FIRMLY PRESS SHEET INTO PLACE WITHOUT STRETCHING.
 - DON'T GREET TO SUBSTRATE, EXCEPT THOSE AREAS DIRECTLY OVER OR WITHIN 3 INCHES CONTROL OR EXPANSION JOINT.
 - SEAMS:
 - OVERLAP EDGES AND ENDS AND SEAL BY SOLVENT WELDING OR HEAT WELDING MINIMUM 3 INCHES.
 - SEAL TO HAVE MEMBRANE PERMANENTLY WATERPROOF.
 - APPLY UNIFORM BED OF SEALANT TO JOINT EDGE.
 - SINGLE JOINTS ON SLOPED SUBSTRATE IN DIRECTION OF DRAINAGE. APPLY JOINT TAPE AND SEAL.
 - SEAL MEMBRANE AROUND ROOF PENETRATIONS.
 - FLASHINGS AND ACCESSORIES.
- 3.3 FLASHING
- A. APPLY FLEXIBLE FLASHINGS TO SEAL MEMBRANE TO VERTICAL ELEMENTS.
2. SECURE TO WALLING STRIPS AT 4 INCHES O.C.
3. FABRICATE ROOFING CONTROL AND EXPANSION JOINTS TO ISOLATE ROOF INTO AREAS AS INDICATED ON DRAWINGS, AND MAKE JOINTS WATERTIGHT.
4. SEAL FLASHINGS AND FLASHES OF ITEMS PENETRATING MEMBRANE.
5. FINISH:
- INSTALL WALKWAY PADS.
 - SEAL PAD JOINTS TO PERMIT DRAINAGE.
- D. PROTECTIVE COATING:
- APPLY COATING TO EXPOSED MEMBRANE MATERIALS.
- 3.4 FIELD QUALITY CONTROL
- A. REQUIRE DAILY SITE ATTENDANCE OF ROOFING MATERIAL MANUFACTURERS DURING INSTALLATION OF WORK OF THIS SECTION.
- 3.5 CLEANING
- A. WHERE FINISHED SURFACES ARE SOILED BY WORK OF THIS SECTION, CONSULT SURFACES MANUFACTURER FOR CLEANING ADVICE AND CONFORM TO MANUFACTURER'S INSTRUCTIONS.
- B. REPAIR OR REPLACE DEFACED OR DISFOURED FINISHES CAUSED BY WORK OF THIS SECTION.
- 3.6 PROTECTION
- A. PROTECT BUILDING SURFACES AGAINST DAMAGE FROM ROOFING WORK.
- B. DO NOT PERMIT TRAFFIC OVER UNPROTECTED FLOOR SURFACES.
- EXTERIOR
- ALL EXTERIOR MOLDED HILLWORK IS TO BE PRIMED WITH ONE COAT OF SHERWIN WILLIAMS CO. CHECK-GARD PRIMER D4210 (OR EQUAL). ALL MOLDED HILLWORK IS TO BE FINISH COATED WITH SHERWIN WILLIAMS CO. A-400 FLAT LATEX (OR EQUAL) WHEN CLIMATE IS 45 DEGREES AND RESINS TYPICALLY FROM APRIL THROUGH SEPTEMBER. WHEN CLIMATE IS 10 TO 45 DEGREE TYPICALLY FROM OCTOBER THROUGH MARCH USE SHERWIN WILLIAMS CO. PRONAR EXTERIOR ALKYL FLAT (OR EQUAL).
- PAINTED EXTERIOR DOORS SHALL BE PAINTED ON 5 SIDES WITH PRONAR 800 ALKYL SEMI-GLOSS (OR EQUAL) PAINT AS A FINISH COAT.
- ALL EXTERIOR RAW METAL (IE SHEET METAL FLASHING ETC) TO RECEIVE A COAT OF SHERWIN WILLIAMS GALVATE PRIMER (OR EQUAL) PRIOR TO FINAL COAT. UNITS SHALL BE SHOP PRIMED AND A FINISH COAT OF SHERWIN WILLIAMS CO. PRONAR 200 ALKYL SEMI-GLOSS PAINT (OR EQUAL) SHALL BE APPLIED AFTER INSTALLATION.

PAINTING - CONTINUED

- THIS 'CONTRACTOR' SHALL PROVIDE ONE EXTERIOR TOUCH-UP AS NEEDED OR DIRECTED BY THE 'FIELD PROJECT MANAGER'. ALL TOUCH-UPS SHALL BLEND THRU AND ANYTHING NECESSARY FOR COMPLETE COVERAGE AT PROJECT MANAGER'S DISCRETION.
- THIS 'CONTRACTOR'S' SHALL BE FULLY RESPONSIBLE FOR HIS WORKMANSHIP AND THE MATERIALS THAT HE SUPPLIES PER CONTRACT DOCUMENTS.
- INTERIOR
- THIS 'CONTRACTOR' SHALL BE RESPONSIBLE FOR PREPPING ALL SURFACES FOR PAINTING, IE SANDING, PUTTING, SPACKLING, CAULKING, ETC.
- ALL PAINTED TRIM SHALL BE CAULKED AT FIELD AND FACTORY JOINTS INCLUDING THE JOINTS BETWEEN TRIM AND WALL SURFACES.
- ALL WALLS, CEILINGS AND SOFFITS SHALL BE PRIMED AND PAINTED WITH TWO (2) COATS OF SHERWIN WILLIAMS CO. PRONAR 400 GIB LATEX PAINT (OR APPROVED EQUAL) WHICH SHOULD BE BACKROLLED.
- CONTRACTOR SHALL SUBMIT COLOR SAMPLES FOR OWNER APPROVAL PRIOR TO PAINTING.
- GUTTERS AND DOWNSPOUTS
- GUTTERS, DOWNSPOUTS, ELBOWS, AND END CAPS ARE TO BE CONSTRUCTED OF .032 THICKNESS PRE-FINISHED ANODIZED ALUMINUM ROLL, FORMED SEAMLESS ALUMINUM GUTTERS IN LONGEST LENGTHS FEASIBLE. PROVIDE HANGERS 24" O.C. WITH TRUSSES, 32" O.C. WITH CONVENTIONAL FRAMING WAIVED INTO THE RAFTER ENDS WITH SAWK NAILS. ALL 'ELU HOUSINGS' TO HAVE .032 PRE-FINISHED ALUMINUM CAP SUPPLIED AND INSTALLED BY THIS 'CONTRACTOR'. THE COLOR OF THE EXTERIOR GUTTER, DOWN SPOUT AND FLEE HOUSINGS IS TO BE VERIFIED WITH THE OWNER.
- GUTTERS SHALL BE 4" AND ONE PIECE IN LENGTH BETWEEN MITERS AND END CAPS, FITTED 1/2" IN 20' OF LENGTH.
- GUTTERS SHALL BE INSTALLED WITH A COUNTER FLASHING WHICH WILL TIE THE TOP OF THE GUTTER BACKING TO THE FASCIA BOARD AND THE BOTTOM EDGE OF THE ROOF SHEATHING SO AS TO CONFORM TO ALL VA AND FIA SPECIFICATIONS.
- DOWN SPOUTS AND ELBOWS ARE TO BE OF RECTANGULAR (6" DEEP BY (4) HIGH STYLE) AND SHALL BE SCREWED TOGETHER AT ALL JOINTS WITH ALUMINUM SCREWS OF A COLOR TO MATCH THE DOWNSPOUTS.
- ALL MIXED CORNERS AND CAPS AND JOINTS TO BE SEALED WITH GUTTER ADHESIVE AND PUT INVENTED.
- TAKE DOWNSPOUT BELOW GRADE AND TIE INTO STORM SEWER.
- BID IS TO INCLUDE QUANTITATIVE ESTIMATE OF MATERIALS, IE: LINEAL FEET OF GUTTER, LINEAL FEET OF DOWN SPOUT, ETC.
- DOWN SPOUT LOCATIONS AS PER ARCHITECTURAL DRAWINGS.
- MOISTURE CONTROL AND INSULATION
- ALL EXTERIOR PERIMETER SEALANT AT WINDOWS, DOORS, SIDING TO TRIM BOARDS, ETC. SHALL BE WATER AND WEATHERTIGHT. PROVIDE SOLAR SEAL 900 OR APPROVED EQUAL.
- INSULATION: PROVIDE IN 'R' VALUES INDICATED ON THE DRAWINGS:
- PROVIDE FIBERGLASS BATT WALL INSULATION.
 - PROVIDE FIBERGLASS BLOWN IN INSULATION AT CEILING WITH BATTLES IN EVERY OTHER THREE SPACE.
 - PROVIDE UL APPROVED SOUND ATTENUATING BATT INSULATION.
 - PROVIDE EXTRUDED POLYSTYRENE RIGID INSULATION AT PERIMETER FOUNDATION.
- USE A MIL POLYETHYLENE FLASHING AT ALL WINDOW AND DOOR JAMES AND UNDER ALL CORNER BOARDS.
- ALL WATER PIPING SHALL BE INSULATED IN AREAS WHERE IT IS SUBJECT TO FREEZING SUCH AS OUTSIDE WALLS AND ATTICS ON THE COLD SIDE ONLY.
- PROVIDE LOU EXPANSION FOAM INSULATION AROUND ALL WINDOWS AND DOORS IN AMOUNTS ADEQUATE TO SEAL, YET NOT ENOUGH TO DISTORT FRAME TO THE POINT OF IMPERFORABLE OR MALFUNCTIONS. ALL RECESSED CAN LIGHTS AND BATH VENTS SHALL BE PROPERLY INSULATED AND PACKED AROUND TO ELIMINATE AIR INFILTRATION.
- THE PAPER FROM BATT INSULATION SHALL BE PEELD BACK AT LEAST 8" WHEN IT IS USED NEXT TO FURRAGE AND FIREPLACE FLUES.
- SEAL ALL THE TOP AND THE BOTTOM FLATES PENETRATED BY PIPES AND DUCTS AT THIRD FLOOR. USE LOU EXPANSION FOAM IF HOLES ARE CUT TOO LARGE.
- SEAL ALL ELECTRICAL BOXES ON EXTERIOR IN UNIT SEPARATION AND CORRIDOR.
- ALL STG RATINGS MUST BE SET PER PLANS. SOUND ATTENUATION INSULATION MUST BE LACED.
- FLASHING
- CONCEALED FLASHING: INSTALL AT WINDOWS AND DOORS AS SPECIFIED IN SPEC PLANS. PROVIDE A MINIMUM OF 6 INCH STRIPS OF FLASHING AT JAMES AND EXTENDING 2" ABOVE THE HEAD. AT HEAD, APPLY A (4) INCH STRIP OF FLASHING OVER JAMES FLASHING. AT SILLS, FLASH AS FOR THRU-WALL INSTALLATION INSTRUCTIONS. SEAL ALL LAPS WITH AN APPROVED MASTIC TAPE. PROVIDE END DAMS AT BOTH THE SILL AND THE HEAD. FLASHING SHALL BE TURNED UP AT THE SIDES TO FORM A PAN WHERE ALL THE CORNERS ARE FOLDED AND SECURED BUT NOT CUT.
- FOUNDATION SILL FLASHING: FLASHING SHALL BE LAID IN FRESH MORTAR AND COVERED WITH A BED OF FRESH MORTAR.
- HEAD & SILL FLASHING:

GENERAL NOTES

HVAC AND VENTILATION - SEE HVAC DRAWINGS BY OTHERS

- THE HEATING SYSTEM SHALL BE DESIGNED TO OPERATE AT 12 DEGREES F. INSIDE AT 4'-0" ABOVE THE FLOOR, WHEN -10 DEGREES OUTSIDE WITH A 15 MPH PER HOUR WIND.
- THE HEATING CONTRACTOR SHALL PROVIDE A COMPLETE AND OPERATING SYSTEM CONSISTING OF BUT NOT NECESSARILY LIMITED TO GAS FIRED, FORCED AIR FURNACE, BLANK OR APPROVED EQUAL, FANS, DUCTS AND THERMOSTAT.
- AIR CONDITIONING SHALL BE 13 SEER WITH MATCHING A COILS
- DRYER EXHAUST SHALL BE DUCTED TO EXTERIOR IN A 4" DIA. METAL DUCT WITH FLESH GAP AND BACK
- BATHROOM AND POWDER ROOM EXHAUST FAN SHALL BE SIZED IN DRAFT DAMPER USING 4" CONTINUOUS SHEET METAL, IN ACCORD W/ LOCAL CODES, ACCORDANCE WITH SCHEDULE AND DUCTED TO EXTERIOR SUITABLE GAP AND BACK DRAFT DAMPER IN ACCORD W/ LOCAL CODES.
- SHEET METAL DUCTS SHALL BE SIZED, DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ASHRAE GUIDE. PROVIDE EXPOSED SPIRAL DUCTWORK AT THE FIRST FLOOR GREAT ROOM.
- CLASS 15 VENTS TO HAVE MINIMUM 1" CLEARANCE TO ALL COMBUSTIBLES AND BE FIRESTOPPED AT FLOORS.
- ALL SUPPLY DUCTS IN ATTICS AND UNHEATED SPACES SHALL BE SHEET METAL, AND INSULATED WITH 3/4" THICK FIBERGLASS INSULATION OR APPROVED EQUAL.
- DOORS IN ROOM WHERE NO RETURN AIR IS PROVIDED SHALL BE UNDERCUT 1" TO ALLOW FOR AIR CIRCULATION.
- PROVIDE EXTERIOR DISCONNECT WHERE ELECTRICAL SERVICE ENTERS BUILDING.
- HEATING CONTRACT SHALL PROVIDE HEAT/COOL CALCULATIONS AND LAYOUTS DRAWINGS FOR GOVERNMENT AGENCY APPROVAL.
- RANGE HOOD INSTALLATION SHALL BE VENTED TO THE OUTSIDE AIR BY A SINGLE WALL PIPE HAVING A CLEARANCE OF 1" FROM COMBUSTIBLE MATERIALS. LISTED UNVENTED RANGE HOOD SHALL BE USED WHEN INSTALLED IN ACCORDANCE WITH THE TERMS OF THEIR LISTINGS.
- SOLID BLACK IPS STEEL GAS PIPING SHALL BE USED ON ALL PERMANENT APPLIANCES SUCH AS HOT WATER HEATERS AND FURNACES.
- VERIFY PLACEMENT OF A/C CONDENSER WITH BUILDER.
- PROVIDE OUTSIDE AIR FOR COMBUSTION AT HOT WATER HEATERS AND FURNACE.
- ALL VENTS SHALL BE TAKEN UP TO ROOF AND VENTED OUT SIDES OF ROOF TOP CONDENSER HALLS.

PLUMBING

- THE PLUMBING CONTRACTOR SHALL INCLUDE ALL NECESSARY LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR A COMPLETE AND OPERABLE INSTALLATION OF ALL WATER AND SEWAGE SYSTEMS.
- THE PLUMBING CONTRACTOR SHALL PROVIDE EXCAVATION AS REQUIRED FOR INSTALLATION OF INTERIOR UNDERGROUND SANITARY WASTE AND VENT.
- ALL SYSTEMS AND EQUIPMENT SHALL CONFORM TO APPLICABLE LOCAL, STATE AND NATIONAL CODES.
- EXTERIOR SEWERS TO BE IN ACCORDANCE WITH THE LOCAL, STATE AND NATIONAL CODES.
- WATER PIPING SHALL UTILIZE PEX PIPING ON LINES 2" AND SMALLER
- UNDERGROUND WATER PIPING SHALL BE TYPE K COPPER WITH FLARED FITTINGS.
- INTERIOR SUSPENDED WASTE AND VENT PIPING SHALL BE PVC-DWV.
- INTERIOR AND TO A POINT OF STABLE EARTH APPROXIMATELY 5' OUTSIDE OF THE BUILDING LINE BURIED WASTE AND VENT PIPING SHALL BE SERVICE HEIGHT CAST IRON MINIMUM 4" DIA.
- SUSPENDED WATER PIPING SHALL BE TYPE 1/2" COPPER WITH SOLDER IN ACCORDANCE WITH LOCAL CODE.
- PROVIDE FROSTPROOF HOSE BIBBS WHERE INDICATED ON DRAWINGS (FOUR PER BUILDING MINIMUM).
- STUB OUT FOR WASHER AND LAUNDRY TUB, STACKED AND INCLUDED
- PROVIDE 12" AIR CHAMBER AT EVERY FIXTURE AND AT 24" AIR CHAMBER AT TOP OF RISERS.
- PROVIDE CHROME PLATED FIXTURE SUPPLIES AND STOPS FOR EVERY FIXTURE CONNECTION AND CHROME PLATED COVER PLATES AT WALLS.
- PROVIDE CLEAN-OUTS IN WASTE AND SOIL LINE EACH CHANGE OF DIRECTION GREATER THAN 45 DEGREES AND AT TOP OF EACH STACK.
- ALL WATER PIPES TO FIXTURES SHALL BE VALVED.
- WATER CLOSETS 16 GALLON PER FLUSH MINIMUM SHOWERS, LAVS AND SINKS, 5 GALLON PER MINUTE FLOW CONTROL.
- ALL FIXTURES TO HAVE VACUUM BREAKERS PROVIDE AIR CHAMBERS AT EACH RISER.
- PROVIDE (1) 50 GALLON GAS FIED HOT WATER HEATER AT EACH UNIT - AS SHOWN OR APPROVED EQUAL.
- PLUMBING FIXTURES TO BE SELECTED PER BUILDERS SPECIFICATIONS
- PLUMBER TO PROVIDE GAS PIPE TO FURNACES, WATER HEATER AND RANGE
- GAS PIPING MATERIAL SHALL BE #40 BLACK STEEL PIPE, A-CO
- THE PLUMBER SHALL PROVIDE GAS PIPING TO THE FURNACE AND WATER HEATER.
- PROVIDE DRIP LINE TO REFRIGERATOR AND LABOR TO INSTALL.
- PROVIDE AND INSTALL WASHER BOXES FOR WASHERS
- PROVIDE AND INSTALL ICE MAKER BOXES AT REFRIGERATORS
- PROVIDE AND INSTALL PVC CONDENSATE PIPING THAT WILL DISCHARGE INTO FLOOR DRAINS AT GROUND LEVEL.

PLUMBING FIXTURES - SEE PLUMBING DRAWINGS BY OTHERS

- PROVIDE AS PER OTHER REQUIREMENTS

ELECTRICAL - SEE ELECTRICAL DRAWINGS BY OTHERS

- THE ELECTRICAL CONTRACTOR SHALL INCLUDE ALL NECESSARY LABOR, MATERIALS, EQUIPMENT FOR THE INSTALLATION OF A COMPLETE AND OPERABLE ELECTRICAL SYSTEM IN EACH UNIT.
- THE ELECTRICAL CONTRACTOR SHALL INSTALL ALL WORK IN ACCORDANCE WITH ALL APPLICABLE STATE, LOCAL AND NATIONAL CODES ORDINANCES.
- THE ELECTRICAL CONTRACTOR SHALL PROVIDE COPPER WIRE THROUGHOUT, NO. 14 AND MINIMUM LOW VOLTAGE SIGNAL SYSTEMS SHALL BE A MINIMUM 2 CONDUCTOR NO. 18 IN CONDUIT WHERE REQUIRED BY LOCAL CODE.
- THE ELECTRICAL CONTRACTOR SHALL PROVIDE MINIMUM 100 AMPERE 120/240 VOLT 1 PHASE 3 WIRE SERVICE.
- DISTRIBUTION PANEL TO BE 100 AMPERE MCB WITH 32 POLE SPACES MINIMUM, PROVIDE BREAKERS AS REQUIRED.

ELECTRICAL LIGHT FIXTURES

- PROVIDE AS PER OTHER REQUIREMENTS

ELECTRICAL - CONTINUED - SEE ELECTRICAL DRAWINGS BY OTHERS

- THE ELECTRICAL CONTRACTOR SHALL PROVIDE ONE FULL GAIN FIXTURE AND RECEPTACLE AT ALL ATTICS ABOVE THE ACCESS PANEL, AND AT ALL CRAWL SPACE BELOW THE ACCESS PANEL, AS MAY BE REQD.
- THE ELECTRICAL CONTRACTOR SHALL PROVIDE GROUND FAULT PROTECTED GROUNDING OUTLETS AT ALL KITCHENS, BATHROOMS, SHOWER ROOMS AND EXTERIOR OUTLETS AND GARAGES. SEPARATE RISERS SHALL BE PROVIDED AT EACH FLOOR AND INTERIOR AND EXTERIOR (GARAGE) APPLICATION SHALL BE CIRCUITED SEPARATELY.
- THE ELECTRICAL CONTRACTOR SHALL PROVIDE DISCONNECTING MEANS AS REQUIRED BY CODE FOR ALL FIXED APPLIANCES INCLUDING FURNACE.
- ALL CLOSET LIGHTS SHALL BE MOUNTED ON THE CEILING ABOVE THE CLOSET DOOR AND BE A MINIMUM OF 18" AWAY FROM ALL SHELVING OR BY NEG. REQUIREMENTS.
- LIGHT FIXTURES TO BE SELECTED PER BUILDERS FIXTURE SCHEDULE (INCLUDES LABOR TO INSTALL).
- THE ELECTRICAL CONTRACTOR SHALL HIRE ALL FURNACES, OVENS, RANGES, DISPOSAL, DISHWASHERS AND OTHER FIXED APPLIANCES AS SHOWN ON PLANS.
- CEILING FIXTURE BOXES SHALL BE PROPERLY MOUNTED TO SUPPORT THE HEIGHT OF FIXTURES (PROVIDE BLOCKING).
- CEILING FIXTURES SUCH AS CHANDELIERS OR FANS SHALL BE SUPPORTED WITH DEVICES DESIGNED TO SUPPORT THEIR HEIGHT AND MOTION.
- ALL BATHROOM FIXTURES, SWITCHES, AND OUTLETS SHALL BE GFI PROTECTED. LIGHT FIXTURES OVER TUBS AND SHOWERS SHALL BE WATER AND VAPOR PROOF.
- PROVIDE AN ADDRESSABLE FIRE ALARM CONTROL PANEL WITH COMMUNICATOR AT EACH BUILDING

Project Name:

121 ON MAIN

SOLON, IA

Owner Project Number:

CDT Project Number:

16040

carlson design team



1210 S. GILBERT ST.

SUITE 100

IOWA CITY, IA 52240

319-338-0066 PHONE

319-351-0066 FAX

Consultants:

Sheet Title:

GENERAL NOTES

Number	Date	Description
1	4-4-2017	Foundation Permit
2	4-7-2017	DD DOCS
3	4-14-2017	2nd FL Revision
4	4-18-2017	DRAFT
5	5-4-2017	PERMIT SET

Drawn By:

Checked By:

JMC

RCG

Sheet Number:

A-7.3

EXHIBIT "D"
ARTICLES OF INCORPORATION OF
121 ON MAIN CONDOMINIUM OWNERS ASSOCIATION

The undersigned, acting as incorporator of a corporation pursuant to the provision of the Iowa Nonprofit Corporation Act under Chapter 504 of the 2013 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 121 on Main Condominium Owners Association and its principal office shall be located in 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 that certain horizontal property regime (condominium) created and submitted pursuant to the provision of Chapter 499B of the 2013 Code of Iowa, as amended, known as 121 on Main Condominium Owners Association and to be located on all or certain portions of real estate situated in Solon, Johnson County, Iowa.

The corporation shall have all powers and purposes granted or implied to a council of co-owners under the provision of Chapter 499B of the 2013 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. 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 Nonprofit Corporation Act.

ARTICLE IV
Registered Office and Agent

The address of the initial registered office of the corporation is 568 Highway 1 West, Iowa City, IA 52246, and the name of its initial registered agent at such address is James D. Houghton.

ARTICLE V
Board of Directors

The number of directors constituting the initial Board of Directors of the corporation is two (2), and the names and addresses of the person who are to serve as the initial directors are:

<u>Name</u>	<u>Address</u>
Mark Pattison	206 E Main Street Solon, Iowa 52333
Brad Randall	100 4 th Avenue SW Unit #204 Cedar Rapids, Iowa 52404

The initial Board of Directors shall be subject to removal only by Mark Pattison or Brad Randall, or until their 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 by the Bylaws.

ARTICLE VIII
Distribution of Assets Upon Dissolution

In the event of dissolution, assets, if any remain, shall be distributed to the members in accordance with their proportionate share of ownership in the association, as determined by the Covenants and Bylaws.

**ARTICLE IX
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 X
Incorporators**

The name and address of the incorporator is HPR Investments, LLC, c/o James H. Martinek, 604 S. Market, Solon, IA 52333.

DATED this 28th day of December, 2017.

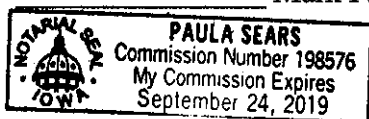
HPR Investments, LLC

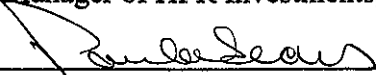
By: 
Mark Pattison, Member/Manager

By: 
Brad Randall, Member/Manager

STATE OF IOWA, COUNTY OF JOHNSON, SS:

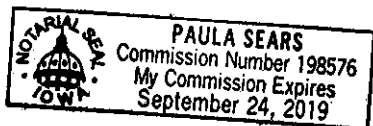
This instrument acknowledged before me this 28th day of December, 2017, by
Mark Pattison as Member and Manager of HPR Investments, LLC.




Notary Public in and for the State of Iowa

STATE OF IOWA, COUNTY OF JOHNSON, SS:

This instrument acknowledged before me this 28th day of December, 2017, by
Brad Randall as Member and Manager of HPR Investments, LLC.



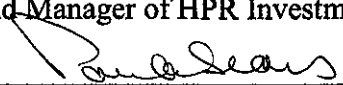

Notary Public in and for the State of Iowa

EXHIBIT "E"

BYLAWS OF 121 ON MAIN CONDOMINIUM OWNERS ASSOCIATION

These are the Bylaws of 121 ON MAIN CONDOMINIUM OWNERS ASSOCIATION (hereinafter referred to as "Association") a corporation organized pursuant to Chapter 504 of the 2013 Code of Iowa, as amended, for the purpose of administering 121 on Main Condominiums, a horizontal property regime (condominium) established pursuant to Chapter 499B of the 2013 Code of Iowa, as amended, located on the following-described real estate in Johnson County, Iowa:

Auditor's Parcel 2017020, Solon, Johnson County, Iowa, in accordance with the plat thereof recorded in Plat Book 61, at Page 47, in the Records of the Johnson County Recorder's Office.

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 purposes of membership and shall be bound by the provisions of all condominium documents including that provision in relation to the Homestead Exemption contained in Article VII of the Declaration.

2. An Owner of record shall be recognized as a member without further action for so long as he 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 ownership obligations. A fiduciary or other official acting in the representative capacity shall exercise all membership rights and privileges of the Owner which he 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 Board of Directors 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 Board of Directors, such membership shall not be in good standing and the vote 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 Owners of each unit shall be entitled to one vote 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 2013 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.

II. MEMBERS' MEETINGS

1. The annual and any special meetings shall be held at a time and at a place within Solon, Johnson County, Iowa, chosen by the Board of Directors and all such meetings, annual or special, shall be held at such particular time and place as is set forth in the notice thereof.

2. A special meeting shall be held whenever called by the President or, in his absence or disability, the Vice President, or by a majority of the Board of Directors, and must be called by such officers upon receipt of a written request from members entitled to cast **one-fourth** of the votes of the entire membership.

3. The Secretary or his designate shall give written notice to each member of the annual meeting. The person or persons calling a special meeting pursuant to Paragraph 2 hereof shall be given like written notice of such special meeting. Notice 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) days, 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 unit within the regime, unless at the time of giving such notice such member has given written direction, delivered to an officer or member of the Board of Directors 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 given in accordance with this Paragraph to the person named in the certificate filed with the Board of Directors in accordance with Paragraph 3 of Article 1. Notice of any meeting may be waived in writing by the person entitled thereto.

5. A quorum at a members' meeting shall consist of the presence of members in person or by proxy, representing a majority of the units. The acts carried or approved by a vote of a majority 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 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 any membership meeting, a person holding a member's proxy to vote shall be permitted to participate in such meeting and 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 such proxy must also set forth the unit with respect to which such rights are pertinent and the period for 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 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 **two (2)** Directors until 75% of the units are sold. The initial Board shall consist of the Declarant or such person as the Declarant may appoint pursuant to the Declaration and need not be a member 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 members shall be selected from the members of the Association, except as provided in Paragraph 2 below. An officer of a corporation owning a unit, a member of a limited liability company owning a unit, a partner of a partnership owning a unit or a designated agent of such officer or partner shall qualify to serve as a Director.

2. At the first annual members' meeting and at each annual meeting thereafter, **four (4)** 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 his successor is duly elected and qualified or until he is removed in the manner as elsewhere provided. For so long as Declarant owns twenty-five percent (25%) of the Units at the time such Directors are to be elected, Declarant shall have the right to elect or appoint a majority of the members of the Board, who need not be unit Owners, and thereafter shall be entitled to elect or appoint at least one member of the Board until all units have been sold by Declarant. Directors appointed by the Declarant shall have the same voting rights as Directors elected by the members.

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 these Articles, vacancies on the Board of Directors may be filled until the date of the next annual meeting by a vote of a majority of the Directors remaining in office regardless of whether those remaining constitute a quorum.

5. The initial Director shall be subject to removal only by the Declarant. Thereafter, a Director may be removed by concurrence of seventy-five percent (75%) of the members 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 Director, 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 is 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. An organizational meeting of the Association to elect successors to the initial Board of Directors of the Association shall be held not later than sixty (60) days following the sale of seventy-five percent (75%) of all the units in the regime.

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

9. A quorum at the Directors' meeting shall consist of two-thirds of the entire Board of Directors. The acts approved by a majority 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 absence, the Vice President.

11. 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.

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, 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 elements, 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 therefore.
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 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 insurance on the property committed to the Regime and insurance for the protection of unit Owners, occupants and the Association.
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 conduct all votes or determinations of the members other than at a membership meeting.
11. To borrow money from any bank, lending institution or agency for the use and benefit of the Association and to secure the loan or loans by pledge of the assets of the Association, and from time to time to renew such loan and give additional security.
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.

13. The Board may file a lien against a unit for unpaid assessments if an assessment is more than 15 days late. An Owner that is delinquent in his or her assessment shall be liable for all costs of collection of said assessment, including legal fees.

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, and a Treasurer and Secretary which offices shall be filled by one person, 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 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 first annual membership meeting. 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 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. The Vice President shall generally assist the President and exercise such other powers and duties as are prescribed by the Directors.

4. The Secretary and Treasurer, which shall constitute one office, 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. Additionally, this officer, as Treasurer, shall have control of the funds and other property of the Association and shall keep the financial books and records thereof.

5. The compensation of all officers and employees shall be 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.

6. 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.

(b) Reserve for deferred maintenance, which shall include funds for maintenance items which occur less frequently than annually.

(c) Reserve for replacement which shall include funds for repair or replacement required because of damage, destruction, depreciation or obsolescence.

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. 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, which day falls within such fiscal year. In the event notice of such assessment is not timely given, the 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 not less than thirty (30) days from the date of 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 vote of a majority 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 Regime, 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 expenditures 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 therefore, 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 therefore, if necessary.

4. 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.

5. 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.

6. 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 a 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 2013 Code of Iowa, 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 or they may have against the Association by reason of the Homestead Exemption. The Association may sue for money judgment for unpaid assessments and interest or sums due without foreclosing or waiving any lien which it holds.

7. If a mortgagee or purchaser of a unit obtains title as a result of foreclosure of a first mortgage, neither such mortgagee or purchaser or their successors or assigns shall be liable for the assessments chargeable to such unit, due prior to the acquisition of title. 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 right of such grantee or devisee to recover from the grantor the amounts paid therefore. 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.

8. The depository of the Association shall be such bank or banks, as shall be designated from time to time by the Directors, 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.

VII. AMENDMENTS

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 66-2/3% of all votes entitled to be cast; 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.

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, possessing 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 in Section 499B.14 of the 2013 Code of Iowa, 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. 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 and 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. 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 the Regime. 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 the members representing a majority of the units' votes in 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.

5. The Association shall at all times maintain separate and accurate written records of each unit and Owner and the address of each and 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 by the Regime documents as an Owner. 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 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. No provision or restriction otherwise void by reason of application of the Rule Against Perpetuities or Section 558.68 of the 2013 Code of Iowa, as amended, shall continue for a period longer than the life of the last to survive of the Owners or partners of the Declarant, and his children in being, at the time of the initial recording of the Declaration of Condominium and twenty-one (21) years thereafter.

9. Each Owner or lessee of his 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 Declaration of Condominium and other governing documents of the Regime.

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, a limited liability company or other legal entity or its representative.

2. **Owner.** The term "Owner" for purposes of these Bylaws shall mean any person who owns or holds for himself an interest in one or more units subject to the Regime 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 subjected to the Regime and consisting of one or more rooms intended for use as a residence.

4. **Common expenses.** The term "common expenses" shall include:

(a) Expenses of administration and 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 use of the plural shall include the singular and the use of any gender shall include all genders.

DATED this 28th day of December, 2017.

HPR Investments, LLC

By: _____

Mark Pattison, Member/Manager

By: _____

Brad Randall, Member/Manager