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Johnson County Iowa
Kim Painter County Recorder
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**DECLARATION OF SUBMISSION OF PROPERTY
TO HORIZONTAL REGIME ESTABLISHING
A PLAN FOR CONDOMINIUM OWNERSHIP OF PREMISES
Recorder's Cover Sheet**

NAME: RIVER BEND CONDOMINIUMS

DECLARANT: RIVER BEND INVESTMENTS, L.C.
711 S. Gilbert Street
Iowa City, IA 52240

DATE OF DECLARATION: June 14, 2007

LEGAL COUNSEL: Kirsten H. Frey AT0002699
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**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 in Iowa City, Johnson County, Iowa this 14th day of June 2007, by River Bend Investments, L.C., an Iowa limited liability company, hereafter referred to as "Declarant."

W I T N E S S E T H :

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

**Lot 2, Coralville Hotel and Conference Center First Addition, Coralville,
Iowa**

and;

WHEREAS, Declarant is the Owner of the above-described real estate and Building and other improvements built, or to be built upon said real estate 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; and

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. The name of the Regime shall be River Bend Condominiums.

**ARTICLE I
Definitions**

1. Declarant. The term "Declarant" shall mean River Bend Investments, L.C., an Iowa limited liability company, the maker of this Declaration, its successors and assigns, provided such successors or assigns are designated in writing by the Declarant as successors or assigns to the rights of Declarant set forth in this Declaration.

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2. **Declaration.** The term "Declaration" shall mean this instrument by which River Bend Condominiums is established as provided under the Horizontal Property Act.

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

4. **Unit.** The term "Unit" shall mean one or more rooms occupying all or part of a floor or floors intended for use as an identifiable space and not owned in common with other Owners in the Regime. The boundary lines of each Unit are the interior surfaces of its bearing walls, floors, ceilings, windows and window frames, door and door frames, and trim, and includes the portions of the Building so described and the air space so encompassed. There are currently forty-six (46) Units within this Project shown and designated on the attached Exhibit "A". Units 200 through 404, located on the second, third and fourth floors, are residential units and Units 100, 110, 120 and 130, located on the first floor, are commercial units.

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

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

7. **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 paragraph 2 of Article II of this Declaration.

8. **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.

9. **Owner.** The term "Owner" means any Person with an Ownership interest in a Unit in the Project.

10. **Council of Co-Owners.** The term "council of co-Owners" means all the Owners of the Units and is otherwise known and synonymous with the term "Association".

11. **Association.** The term "Association", if not otherwise designated, means the same as the "Council of Co-Owners" as defined in Paragraph 10 hereof and refers to River Bend Condominiums Owners' Association and its successors.

12. **Condominium Documents.** The term "Condominium Documents" means this Declaration and all exhibits attached hereto including the Articles of Incorporation and By-Laws of the Association.

13. **Board.** The term "Board" means the Board of Directors of the Association.

14. Common Elements. The term “Common Elements” shall mean all common aspects of the Regime whether identified as General Common Elements or as Limited Common Elements as hereinafter more particularly described.

15. Common Expenses. The term “Common Expenses” means and includes:

- (a) Expenses agreed upon, as provided herein, by the Unit Owners as Common Expenses; and
- (b) Expenses declared to be Common Expenses by this Declaration or by the By-Laws.

16. Occupant. The term “Occupant” means a Person or Persons in possession of a Unit regardless of whether the Person is a Unit Owner.

17. Person. “Person” means a natural individual, corporation, partnership, company, trustee, or other legal entity capable of holding title to real property.

18. Horizontal Property Act. “Horizontal Property Act” means Iowa Code Chapter 499B (2005) as amended from time to time.

19. 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.

20. Regime. The term “Regime” shall mean the entire parcel of real property referred to in this Declaration to be divided into Condominiums, including all structures thereon, and is synonymous with the term “Project”.

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

22. 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.

ARTICLE II
Description of Land, Buildings and Units

1. Description of Land. The land submitted to this Regime is located in Coralville, Johnson County, Iowa. The exact legal description is as follows:

**Lot 2, Coralville Hotel and Conference Center First Addition, Coralville,
Iowa.**

2. Description of Building. The Condominium Regime consists of one Building containing a total of forty-six (46) Units. The Building is currently a three and four-story Building with an address of 845 Quarry Road, Coralville, Johnson County, Iowa. There are four (4) commercial units on the first floor and forty-two (42) residential units on the second, third and fourth floors within the building. The Building has been constructed to the general specifications in Exhibit "C". Units constructed in the future shall be described in an amendment hereto.

3. Description of the Units. The location of each Unit within the Building, the dimensions of each Unit and the area of each Unit, the Common Elements to which each Unit has access, the particulars of the Building, and the dimensions, area, and location of all Common Elements affording access to each Unit or otherwise are all shown and depicted by survey, plans and/or graphically insofar as possible, by the following Exhibits attached hereto:

Exhibit "A"	Description of Units' Size, and Percentage Ownership Interest of each Unit
Exhibit "B"	Site Plan
Exhibit "C"	Building Specifications
Exhibit "D"	Building Plans
Exhibit "E"	Engineer's Certificate

The foregoing Exhibits, which together with the definition of the term Unit in Article I, show the dimensions of each Unit. Any further Units shall be described in an amendment hereto.

ARTICLE III
Ownership Interests

1. Exclusive Ownership and Possession by Owner. An Owner shall not be deemed to own the undecorated and/or unfinished surfaces of the perimeter walls, ceilings, windows and doors bounding his/her Unit, nor shall the Owner be deemed to own the utilities running through his/her 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, repaint, tile, wax, paper or otherwise refinish and decorate the interior surfaces of the walls, floors, ceilings, windows and doors bounding his/her Unit.

Each Owner shall be entitled to exclusive ownership and possession of his 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, as amended from time to time. 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.

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 Project and other Common Elements of the Regime shall be appurtenant to each Unit. The amount of such undivided interest appurtenant to each Unit is that percentage 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 River Bend Condominiums Owners' Association and voting rights in the Association and of the Regime, which shall be as shown on Exhibit "A" attached hereto, provided, however, that the exercise of such voting and membership rights shall be subject to the applicable provisions of the By-Laws of the Association and of the other Condominium Documents. The action of such Association shall be deemed the action of the Owners; and such action, when taken in accordance with the By-Laws of the Association and this Declaration shall be final and conclusive upon all Unit Owners.

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

8. 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 case of emergency.

(c) 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 or the Common Areas.

(d) Through the Common Areas for the systems and supporting tanks, lines, pipes, ducts, or other components servicing the Units.

(e) Every portion of a Unit contributing to the support of the Building is burdened with an easement for such support for the benefit of the Building.

ARTICLE IV
General Common Elements

1. Definition and Reservation. The term "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 that are defined as Limited Common Elements hereafter. The General Common Elements include but are not necessarily limited to the following:

- (a) the land upon which the Building is erected and the airspace above the Building;
- (b) all structural or load-bearing posts and beams contained within the Building;
- (c) installations for public utilities, including electric lines, water lines, gas lines, and communication lines for common use;
- (d) the foundations, floors, exterior walls of each Unit and of the Building, ceilings, roofs, communication ways, and in general all devices or installations existing for common use, except as limited in the next article;
- (e) all pedestrian access doors entering onto the Common Areas, the hallways giving access thereto, the doors giving access to the central hallways, all elevators and their tanks, pumps and motors, the staircases, the common vestibules, and the like not located within a particular Unit;
- (f) recreational greens, planting and walks;
- (g) the fire alarm system for the Common Elements as well as the source and vertical delivery system for the sprinkler system. However, the fire alarm and sprinkler systems that are located within a Unit are part of the respective Unit;
- (h) the exterior appearance of the Building; and
- (i) all other parts of the property and apparatus and installations existing in the Building or on the Property for the common use or necessary or convenient to the existence, maintenance, or safety of the Property, which are not specifically made part of a Unit by the terms of this Declaration or otherwise limited by the following Article.

2. Use of the General Common Elements. Each Unit Owner shall have the right to use the General Common Elements in common with all other Unit Owners, as may be required for the purposes of access, ingress to, egress from, use, occupancy, and enjoyment of the respective Unit owned by such Unit Owner. The right to use the General Common Elements shall extend not only to each Unit Owner, but also to its agents, servants, tenants, customers, invitees, and licenses. However, each Unit Owner shall have the right to the exclusive use and possession of the Limited Common Elements servicing such Unit alone or with adjoining Units.

(a) The Association shall have the authority to rent, lease, and grant concessions or easements with respect to parts of the General Common Elements, subject to the provisions of this Declaration and the By-Laws. All income derived by the Association from leases, concessions, or other sources shall be held and used for the benefit of the members of the Association, pursuant to such rules, resolutions, or regulations as the Board may adopt or prescribe.

(b) The Association may discharge any mechanic's lien or other encumbrance which, in the Board's opinion, constitutes or may constitute a lien against the Project, the Common Elements, or any portion thereof rather than a lien only against a particular Unit. If less than all the Unit Owners are responsible for any such lien, the responsible Unit Owners shall be jointly and severally liable for the amount necessary to discharge the lien and for all costs and expenses, including attorney's fees, incurred because of such lien.

ARTICLE V
Limited Common Elements

1. Definition. The term "Limited Common Elements" shall mean and such element shall consist of those Common Elements that 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 Limited Common Elements:

(a) All exterior walls of the Building adjacent to that Unit, 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) Mailboxes and storage areas, if any, designated to a particular Unit.

(c) That part of all sewer, water, electrical, HVAC, gas, communication and other utility or service lines, wiring, ducts, conduits, piping, facilities, systems, fixtures and attachments serving just one Unit or a small group of Units and located entirely within the Unit or Units.

(d) Entryways immediately appurtenant to each Unit.

(e) Any underground parking spaces assigned to an individual Unit by the Declarant. Said assignment shall be specified in the instrument of conveyance conveying the Unit to its initial Owner. Thereafter, such parking space/spaces shall be deemed appurtenant to such Unit and shall be deemed transferred with any conveyance of such Unit. Notwithstanding the right of exclusive use granted to any parking space in connection with the conveyance of a Unit, such area shall remain Limited Common Elements and shall be subject to the control of the Association. An Owner has the right to convey parking space/spaces 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 parking space other than as outlined above shall be null and void. Owners may lease their parking spaces annually to other Owners for a period not in excess of one (1) year.

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

(g) The sundeck, as shown on Exhibit D hereto, is a Limited Common Element reserved for the exclusive use of the Owners of the residential Units, which are designated as Units 200 through 404.

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 the 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 to 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 Project 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 within unsold units in the premises, to use Common Elements, 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. Declarant reserves the right to amend or supplement this Declaration as along as any such amendment or supplement does not modify a Unit's interest in the Common Elements if that Unit is not owned by Declarant.

2. **Easements.** Declarant expressly reserves perpetual easements for ingress, egress and utility purposes as may be required across and under the land submitted hereby. In addition, Declarant, or its designee, reserves the right for the purpose of completing the Units and Common Elements, to have access to the Units and the Common Elements for the ingress and egress of itself and its subcontractors. Declarant agrees to hold the Condominium and the Owners and occupants of any Units entered harmless from all liabilities resulting from such use of the Common Elements or Units, as the case may be, in conjunction with work on the Common Elements. This section shall not be amended without the consent of the Declarant.

3. **Designation of Association Directors.** Declarant shall have the right to name all members of the Board until the first annual member's meeting of said Association that shall be held as provided for in the By-Laws. Thereafter, the Board shall be selected in the manner specified in the By-Laws of the Association.

4. **Changes in the Condominium.** Notwithstanding any other provisions of the Condominium Documents, so long as Declarant owns one or more Units, Declarant shall have the right, without the further authorization from the Unit Owners or the Board to make alterations, additions or improvements, whether structural or nonstructural, interior or exterior, ordinary or extraordinary, in, to and upon Units owned by the Declarant or its designee ("Unsold Units").

5. **Consent to Changes in Common Elements.** If the Common Elements are changed in accordance with the provisions of this Article VI, then the Declarant or its designee shall have the right to execute a supplement to this Declaration (together with such other documents as the Declarant or its designee deems appropriate to effectuate the same) reflecting such change in the Common Elements, so long as the same do not materially change the integrity and appearance of the Condominium building.

6. **Cooperation by Board and Declarant.** In the event Declarant or its designee, exercising its rights pursuant to this Article VI requests, the Board shall promptly amend the Declaration at the expense of the Declarant or its designee, to reflect any such alterations, additions, improvements, or changes and shall record such amendment with the County Recorder.

7. **Private Redevelopment Agreement.** The Declarant is the assignee of a Certain Agreement for Private Redevelopment regarding the real estate upon which the Regime is located and that, as such, the Declarant has certain rights to the rebate of certain payments of real estate taxes as a form of tax-increment financing pursuant to the terms of that Agreement. Despite the transfer of Units, the Declarant shall retain the sole right to any and all such payments that may be received pursuant to said Agreement for Private Redevelopment and that any subsequent Unit Owner acquires no right, title interest, or claim thereto as a result of the Condominium Documents, the purchase of a River Bend Condominium Unit or the payment of real estate taxes accruing against said River Bend Condominium Unit.

8. **Division of Commercial Units.** So long as the Declarant is the owner thereof, Declarant may revise the size, location, boundary lines, and use of the commercial units

designated as Units 100, 110, 120 and 130 by dividing or combining Units owned by the Declarant so long as the common interests appurtenant to such Units after such division shall equal in total the common interests applicable to the Unit or Units so divided prior to such division. For example, the commercial space designated as Unit 120 may be divided into Units 121, 122, 123 and 124, each capable of being leased or sold separately; as long as the total square footage of all of said subunits shall equal the total square footage of Unit 120 as shown on Exhibits A and D. The percentage of expense obligations and the voting rights of said modified or sub-units shall be proportionately adjusted so as to total the same percentages or rights as the original unit that has been divided or altered. In the event of an alteration or division as permitted by this paragraph, the Declarant shall file a supplement, as opposed to an amendment, to the Condominium Declaration reflecting said revision and said supplement does not require the consent of any other Unit Owner within the Regime.

9. Modifications to Plans and Specifications. The Declarant contemplates that it may be necessary for adjustments to be made in the plans and specifications during the course of construction and reserves the right to do so and shall, so long as the same do not materially change the integrity and appearance of the condominium building. The Declarant will document any changes permitted herein by filing a supplement to the Condominium Declaration.

ARTICLE VII
Management of The Regime

1. Association; Council of Co-Owners. The operation of the Condominium shall be by the Association. The name of the Association shall be "River Bend Condominiums Owners' Association." Copies of its Articles of Incorporation and By-Laws are attached hereto as Exhibits F and G, 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, guests and other Persons using or occupying the Regime shall be bound by and strictly comply with the provisions of the By-Laws 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 By-Laws 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 Chapter 499B of the Code of Iowa, and such as are more particularly set forth in the Condominium Documents, including but not limited to, 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 that he or she may have by reason of the homestead exemption.

4. Membership, Voting Rights. The members of the Association shall consist of all of the record Owners of Units. After receiving the approval of the Association elsewhere required, 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 a record title to a Unit in the Condominium. The membership of the prior Owner shall be thereby terminated. The members of the Association shall be entitled to cast his or her vote(s) for each Unit(s) owned by such member, provided such member is current on all assessments owed to the Association. Each Units' vote is specified in Exhibit A attached hereto.

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

6. 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 By-Laws. The Board may employ a manager or a managerial service company and delegate various responsibilities to such Person as more particularly described in the By-Laws. The management fee shall be a Common Expense.

7. Discharge of Liability. Each Owner shall promptly discharge any lien that may hereafter be filed against such Owner's Condominium Unit.

8. 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.

9. 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.

10. Partition. All Unit Owners shall be deemed to have waived all rights of partition, if any, in connection with their acquisition of their Unit(s).

11. Agent to Receive Service of Process. The following Person, who is a resident of the State of Iowa, is designated as agent to receive service of process upon the Association until such time as a Change of Registered Agent is filed with the Iowa Secretary of State.

<u>Name</u>	<u>Address</u>
Michael E. Hodge	711 S. Gilbert Street Iowa City, IA 52240

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 Project 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 amendment or supplement thereto.

2. Maintenance by Association.

(a) The Association shall maintain all Common Elements and make assessments therefore as a Common Expense except where maintenance has been specifically made the responsibility of a Unit Owner.

(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) The Association shall be responsible for maintaining the elevator, the plumbing fixtures within the Common Areas of the Building and the furnace and air conditioning units serving the Common Areas, together with all heating ducts and water lines contained within the Building. To the extent that any such maintenance is caused by or is located entirely within one Unit, or among a small group of Units, said maintenance or repair shall be performed by the affected Unit Owner(s) or the Association may assess the costs of said maintenance against the

Owner(s) of said Unit or Units and such assessment shall be collectable as if it were an assessment for Common Expenses.

(d) If the Unit Owner defaults on his maintenance responsibility, the Association shall assume such responsibility and shall assess the costs thereof against the Owner of said Unit and such assessment shall be collectable as if it were an assessment for Common Expenses.

(e) 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 cost thereof may be, in the discretion of the Association, either assessed against each Unit on which said 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 its own expense shall maintain his Unit, shall keep the Unit in a clean and sanitary condition, and shall be responsible for the maintenance of all personal property within such Unit.

(b) Each Unit Owner shall be responsible for maintaining the utilities including but not limited to electrical fixtures or portions thereof located within the boundaries of its Unit as well as any utility lines serving the Unit even if said lines are located within another Unit.

(c) Each Unit Owner shall maintain, at his expense, any improvement or other alteration made by him.

(d) Each Unit Owner shall maintain, repair and replace at its expense any heating and air conditioning equipment that exclusively serves the Unit, including any portion thereof which may be located outside the Unit, and all appliances, fixtures, and heating equipment located in its Unit.

(e) Each Unit Owner shall maintain and replace all equipment, machines and attachments and fixtures within the Unit, irrespective of whether the same are or might be regarded as personal property or real estate, such as heating equipment or units, fans, water heaters, air exchanges or other appliances or equipment, including any fixtures and/or their connections required to provide water, light, power, communication, sewage and sanitary service to the Unit.

(f) Each Unit Owner shall not permit any contractor or other person acting on its behalf to make any roof penetrations without first receiving written permission from the Board and following the rules and regulations established by the Board for making such penetrations.

(g) Each Unit Owner shall promptly report to the Association any defect or need for repairs, the responsibility for the remedying of which is that of the Association.

(h) Each Unit Owner shall maintain fire alarms and sprinklers within the Unit that interface with those for the Common Elements in accordance with applicable government ordinances.

(i) Each Unit Owner shall maintain in a clean condition any Limited Common Elements that are for the exclusive use of its Unit. The Association shall not be liable or responsible for any loss or damage caused by theft or otherwise of articles which may be stored by Unit Owner in a Limited Common Element or in a Unit except for the repairs specifically made the responsibility of the Association for damage caused to a Unit through its maintenance.

(j) Where a Limited Common Element serves more than one Unit, the Units for which the Limited Common Elements are designated shall apportion the maintenance expenses on a pro-rata basis. If the affected Unit Owners fail to so apportion, the Board may do so and assess the amounts apportioned as Common Expenses of the affected Units.

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 may be 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. Further, the improvement or alteration of a Unit shall cause no increase or decrease in the percentage of ownership interest in the Common Elements appurtenant to such Unit, except as provided in Article IV, Paragraph 8 above.

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, 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 Expense.

6. Decorating. Each Unit Owner, at its own expense, shall furnish and be responsible for all decorating within its Unit and Limited Common Elements serving such Unit, as may be required from time to time, including painting, wallpapering, washing, cleaning, paneling, floor covering, draperies, lighting, and other furnishings and decorating. Each Unit Owner shall be entitled to the exclusive use of the interior surfaces of the perimeter walls, floors, and ceilings of its Unit, and such Unit Owner shall maintain the interior surfaces in good condition at its sole expense, as may be required from time to time. The maintenance and use of interior surfaces shall be subject to the rules and regulations of the Association, but each such Unit Owner shall have the right to decorate such interior surfaces from time to time as it may see fit and at its sole expense.

Decorating of the Common Elements (other than interior surfaces within the Units as above provided and other than Limited Common Elements) and any redecorating of Units, to the extent such redecorating of Units is made necessary by damage to the Units caused by maintenance, repair, or replacement of the Common Elements by the Association, shall be furnished by the Association as part of the Common Expenses. All surfaces of all windows forming a part of a perimeter wall of a Unit shall be cleaned and washed at the expense of the Unit Owner of that Unit. No Unit Owner shall decorate any portion of its Unit visible from outside such Unit in any manner that detracts from the appearance of the Building, and the determination of the Board on such matters shall be final.

7. **Access.** The authorized representatives of the Association or Board, or the Managing Agent with approval of the Board, shall be entitled to reasonable access to the individual Units and Limited Common Elements as may be required in connection with the preservation of any individual Unit or Limited Common Elements in the event of an emergency, or in connection with maintenance of, repairs, or replacements within the General Common Elements, Limited Common Elements, or any equipment, facilities, or fixtures affecting or serving other Units, General Common Elements, and Limited Common Elements, or to make any alteration required by any governmental authority.

8. **Satellite Dishes.** A collective satellite dish is included and available within the Regime. As a result, a Unit Owner may not install an individual satellite dish. The purpose of a collective satellite dish is to minimize structural impact caused by the installation of individual satellite dishes, avoid duplicating existing cabling, allow for easy removal, maximize Owners' options for television programming, and provide a uniform and aesthetic appearance. The following restrictions apply to any Owner's use of a collective satellite dish:

- (a) The Association may erect collective satellite dishes on the Common Elements.
- (b) The Association must approve the installation, removal, number, site, and choice of collective satellite dishes.
- (c) Each Owner who subscribes to a collective satellite dish is responsible for all costs related to connection, programming and disconnection.
- (d) Each Owner who subscribes to a collective satellite dish must make a one-time payment to the Association of \$25.00 to pay for installation, maintenance and removal of the collective satellite dish. The Board may assess subscribers' reasonable additional fees as necessary to cover any costs arising from the collective satellite dish.

ARTICLE IX
Common Expenses

1. **Responsibilities.** Each Unit Owner, including the Declarant, shall pay its proportionate share of the Common Expenses. Except for its responsibilities as a Unit Owner, as provided herein, the Declarant (except as a Unit Owner) shall not have any responsibility for the maintenance, repair, or replacement of any part of the Common Elements after the date this Declaration is recorded. Such proportionate share of the Common Expenses for each Unit Owner shall be

determined in the manner provided by the Condominium Documents and as specified on Exhibit “A” or otherwise.

2. Common Expenses. Common Expenses means all costs of every kind or nature, including appropriate reserves, which are properly attributable, in accordance with generally accepted accounting principles, to the maintenance, operation, management, repair, supervision, improvement, and administration of the Regime to the extent that it is reasonable for a prudent Owner of the Regime to incur them, and to the extent not directly recoverable except by proration among the Owners. Common Expenses shall be classified as Type 1 or Type 2 expenses and shall include but not be limited to:

- (a) Type 1 Expenses:
 - (i) the cost of all insurance in respect of the Regime, including but not limited to fire, extended coverage endorsements perils, flood, public liability and property damage and other casualties against which the Association may reasonably insure;
- (b) Type 2 Expenses:
 - (i) the cost of cleaning, redecorating, décor items, gardening, landscaping, draining, and of maintaining and operating fire prevention, lighting and communications systems of the Common Elements;
 - (ii) the cost of repairs and maintenance of the Common Elements;
 - (iii) the cost of common area security, security devices and systems, and reasonable amortization of the same; and
 - (iv) the cost of snow and ice removal, trash removal, painting, landscaping, mowing and paving of the Common Elements; and
 - (v) depreciation calculated in accordance with generally accepted accounting practices on fixtures and equipment in Common Elements;
 - (vi) cost of all business taxes, other than real property taxes, (if any) on Common Elements; and
 - (vii) the costs of a Regime manager and all of the remuneration (including contributions towards usual fringe benefits, unemployment insurance, and similar contributions) of amounts paid to other employees engaging in maintaining, operating, securing, and supervising the Common Elements, and an amount equal to fifteen percent (15%) of the total of all foregoing costs and expenses, less Real Estate Taxes, to cover the Association’s administrative costs; and

- (viii) other costs and expenses not otherwise expressly excluded hereunder attributable to the maintenance, operation, supervision and administration of the Common Elements (including expenses incurred or contributions made by the Association in respect of off-site facilities which benefit the Regime, such as access roads and rights of way, and landscaping associated therewith) and the provision and maintenance of directional signs, etc.

All Expenses shall be allocated to each fiscal period in accordance with generally accepted accounting practice as determined by the Association's auditors, and insurance premiums for any policy having a term other than a fiscal period may be allocated to the fiscal period in which the premium therefore is paid. Each Unit's pro-rata share of Type I and Type II Common Expenses shall be specified on Exhibit "A" attached hereto.

3. Payment. Payment of Common Expenses, shall be in such amounts and at such times as determined in the manner provided in the By-Laws. No Unit Owner shall be exempt from payment of its proportionate share of the Common Expenses by waiver, non-use, or enjoyment of the Common Elements or by abandonment of its Unit. If any Unit Owner shall fail or refuse to make any such payment of the Common Expenses when due, the amount thereof together with interest thereon at the maximum lawful rate in the State of Iowa, accruing from and after the date that the Common Expenses become due and payable, together with costs and reasonable attorney's fees associated with collection, shall constitute a lien on the interest of such Unit Owner in the Project and its Unit, subject to the provisions of Article XIV. The Association shall also have any and all rights available under law to seek collection of said unpaid assessments, interest and attorney's fees as hereinafter described. Upon sale of a Unit, the Unit Owner shall be entitled to request a certificate from the Board that all Owner's Assessments to date are paid and if said obligations are current, the Board shall promptly provide such a certificate, in recordable form, to the Unit Owner.

4. Enforcement of Lien. The Board may bring an action at law against the Unit Owner personally obligated to pay the same for collection of its unpaid proportionate share of the Common Expenses or to foreclose the lien against the Unit or Units owned by such Unit Owner, and interest, costs, and reasonable attorney's fees of any such action shall be added to the amount of such assessment. Each Unit Owner, by acceptance of a deed to or recording a contract for purchase of a Unit, expressly vests in the Board and its agents the right and power to bring all actions against such Unit Owner personally for the collection of such charges as a debt and to enforce the lien by all methods available for the enforcement of such liens. The lien shall be in favor of the Association and shall be for the common benefit of all Unit Owners. The Board acting on behalf of the Unit Owners shall have the power to bid upon an interest foreclosed at foreclosure sale and to acquire and hold, lease, mortgage, and convey the same.

5. Separate Real Estate Taxes. Taxes, assessments, and other charges of any taxing or assessing authority shall be separately assessed to each Unit Owner for its Unit and the corresponding percentage ownership in the Common Elements, as provided in the Act. In the event

that such taxes or assessments for any year are not separately assessed to each Unit Owner but are assessed on the Project as a whole, each Unit Owner shall pay its proportionate share thereof in accordance with its respective percentage of ownership interest in the Common Elements, and such taxes or assessments shall be a Common Expense. Without limiting the authority of the Board, the Board shall have the authority to collect from the Unit Owners their proportionate share as identified in Exhibit “A” attached hereto of taxes or assessments for any year in which taxes are assessed on the Project as a whole.

ARTICLE X
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 By-Laws 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 units and the Owners thereof and their respective assigns, lessees, tenants, occupants and successors in interest. The ownership, use, occupation, and enjoyment of each Unit and of the Common Elements of the Regime shall also be subject to the rights of the City of Coralville and the Coralville Marriott Hotel and Conference Center in the further development of the Coralville Hotel and Conference Center subdivision, including but not limited to the construction of additional buildings and improvements with said subdivision. Therefore, each Unit Owner shall have no right, title, or interest in or to the view from his or her Unit and expressly acknowledges that said view may change as the result of the construction of additional improvements.

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

(a) Units 100 through 130, located on the first floor are commercial units and shall be used for commercial purposes, as long as said use is in compliance with the ordinances of the City of Coralville, Iowa. Units 200 through 404, inclusive, are classified as residential units and, as such, shall be used or occupied for single-family dwelling purposes only.

(b) A Condominium may be rented or leased by the Owner or his lessee. No lease shall relieve the Owner as against the Association and other Owners from any responsibility or liability imposed by the Condominium Documents. Further, each Owner shall complete, upon the Association’s request, any certification form requested by the applicable municipality for the purpose of the issuance of rental permits or, in the alternative, allow access for inspection purposes. Any cost for such inspection and the issuance of rental permits shall be paid by the Association and then be allocated among those Units obtaining rental permits. The Association shall have the right to assess the cost of said fees against the Units obtaining rental permits and shall be entitled to a lien for the same.

(c) No activity shall be allowed which unduly interferes with the peaceful possession and use of the property by the Unit Owners or otherwise damages the aesthetic value of the Project. 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 Elements that will increase the rate of insurance on the Common Elements, without the prior written consent of the Association. No Owner shall permit anything to be done or kept in his Unit or in the Common Elements which will result in the cancellation of insurance on any Unit or any part of the Common Elements, or which would be in violation of any law.

(e) Agents or other contractors hired by the Association may enter into a Unit when necessary in connection with any maintenance, landscaping, or construction for which the Association is responsible, provided such entry shall be made with as little inconvenience to the Owners as practical.

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

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

(h) The Association shall have the authority to adopt, amend, and revise Rules and Regulations governing the use of the Property by an affirmative vote of at least seventy-five percent (75%) of the ownership interests and such Rules and Regulations shall be observed and obeyed by the Owners, Occupants, their clients, customers and licensees.

(i) No waste shall be committed in or on the Common Elements.

(j) Subject to the Declarant's rights, no sign of any kind shall be displayed to the public view on or from any Unit or the Common Elements without the prior written consent of the Declarant, the Board or the written consent of the Managing Agent acting at the Board's direction, which consent shall not be unreasonably withheld. Specifically but not as a limitation on the foregoing, no Unit Owner shall install or place or allow to be installed or placed for his or her benefit, a "For Sale" sign on any Common Element, General or Limited, at any time. No signs of any kind shall be permitted on the roof of the Building.

(k) No parking of any vehicles shall be allowed, except in designated parking areas.

(l) Pets weighing more than forty (40) pounds shall not be allowed or kept within any Unit or on any of the General or Limited Common Elements. No Unit shall house more than one (1) dog or cat. Any person within the Project keeping a pet shall immediately clean and remove

any messes created or caused by said pet. Further, no unleashed pet whatsoever shall be allowed on the Limited or General Common Elements.

(m) No charcoal grills of any kind shall be permitted within a Unit or on or within a Limited Common Element appurtenant to a Unit including but not limited to any balcony or patio.

(n) No Owner or Owner's employee, agent or contractor shall be on the roof of the Building or make any roof penetrations without the express consent and assistance of the Board or its designee.

(o) In light of the fact that River Bend Condominiums is a mixed-use Building, with both commercial and residential uses contained therein, each commercial Unit Owner shall install and utilize such soundproofing materials and methods as is necessary to ensure that his or her use of the Unit shall not constitute a nuisance and shall not create, or permit to be created any sound level which will interfere with the enjoyment of any other Unit by its Owner or occupant, or which will violate any federal, state, or local law, ordinance, order, rule, regulation, code or any other governmental regulation or requirement.

3. Parking Regulations. River Bend Condominiums has underground parking spaces, which will be allocated to residential Units and transferred as an appurtenant Limited Common Element as specified in Article V, Section 2(e) above. In addition, River Bend Condominiums currently also has parking areas on Outlot D, Coralville Hotel and Conference Center First Addition and designated spaces on Outlot B, Coralville Hotel and Conference Center First Addition. In the event that the Coralville Marriott Hotel and Conference Center expands its building onto Outlot D, Coralville Hotel and Conference Center First Addition, the City of Coralville shall assign an equivalent number of parking spaces to River Bend Condominiums for its use. All Owners and their tenants, employees, agents, invitees, guests and licensees shall park in areas designated by Declarant or, once the Declarant no longer retains any Units in the Regime, by the Association, which designations may change from time to time as may be in the best interests of the Regime. The Association shall have the right to have cars or vehicles owned by an Owner or its tenant, employee, agent, invitee, guest or licensee towed if said vehicle is parked in any area outside of its designated parking area. In addition, Owner shall upon demand, reimburse the Association for the cost thereof and otherwise indemnify and hold the Association harmless with respect thereto. The Association shall have the right to assess the cost of said fees against the Units obtaining rental permits and shall be entitled to a lien for the same.

Furthermore, portions of River Bend Condominiums and its designated parking areas lies within the flood plain of the Iowa River. Therefore, in the event the Iowa River exceeds the level of its banks, Owners shall be responsible for moving their vehicles to avoid damage to said vehicles. Neither the Declarant, the Board or the Association shall have any liability for water damage done to vehicles owned by a Unit Owner or a Unit Owners' tenants, employees, agents, guests, invitees, and licensees or any other vehicle parked within the designated parking areas for River Bend Condominiums.

4. 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 or By-Laws 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 XI
Insurance

1. General Liability and Property Damage. The Association shall purchase comprehensive commercial general liability and property damage insurance as promptly as possible following its organization, and said insurance shall be maintained in force at all times, the premiums thereon to be paid by assessments of monthly Condominium 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 Association, individually, and as agent for the Unit Owners, without naming them, and as agent for their mortgagees. 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 ownership and operation of the Common Elements 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 Association as promptly as possible following its organization and shall thereafter be maintained in force at all times, the premiums thereon to be paid out of the monthly Condominium Association fees. Policies shall provide for the issuance of certificates or such endorsement evidencing the insurance as may be required by the respective mortgagees of Unit Owners. 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 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 clause and in clause 4, no Owner shall separately insure his Condominium or any part thereof against

loss by fire or other casualty covered by the insurance carrier under clause 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 clause 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. An Owner may carry such insurance, in addition to that herein required, for his or her personal property and other risks as he or she may desire. All such insurance separately carried shall contain waiver of subrogation rights by the carrier as to negligent Owners.

4. **Additional Coverage.** The Association may purchase and maintain in force, for the Common Elements, at the expense of the common maintenance fund, debris removal insurance, fidelity bonds, and other insurance and/or bonds that it deems necessary. The Association shall purchase and maintain worker's compensation insurance to the extent that the same shall be required by law respecting employees of the Association and Directors and Officers coverage for the Association. The Association 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.

5. **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.

6. **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 Elements 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 Elements, and shall be paid to the Association as trustee for the Owner or Owners and for the encumbrancer or 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 Building in the Regime and the costs of repairing or re-building said damaged area does not exceed the amount of available insurance proceeds for said loss by more than \$50,000.00, 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 re-build exceeds available insurance by \$50,000.00, then Owners of the individual Units, by vote of not less than a majority of the percentage interest 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 Building in the Regime by fire or other casualty, the Owners of the individual Units, by vote of not less than a majority of the percentage interest 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 by 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 raised. 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 clause 4 of this Article X and the balance in the maintenance fund, 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 Owner 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 paragraphs (a), (b) or (c) of this clause and there is any deficiency between the insurance proceeds paid for the damage to the common area and the contract price for repairing or rebuilding 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 Elements 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 the then prevailing rules of the American Arbitration Association.

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 that 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 XII
Termination

1. Procedure. The Condominium Regime 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 shall not be reconstructed because of major damage, the Condominium plan of ownership will be thereby terminated in compliance with the provisions of Section 499B.8 of the Code of Iowa.

(b) **Agreement.** The Condominium Regime may be terminated at any time by the approval in writing of all of the Owners of the Condominium and by holders of all liens affecting any of the Units by filing an instrument to that effect, duly recorded, as provided in Section 499B.8 of the Code of Iowa. It shall be the duty of every Unit Owner and his 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 Condominium Regime 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 Condominium, certifying as to facts effecting the termination, which certificate shall become effective upon being recorded in the office of the Johnson County Recorder in Iowa City, Iowa.

2. Form of Ownership after Termination. After termination of the Condominium Regime, 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 Elements and facilities.
- (c) Any liens affecting any of the Units 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 XIII
Remedies

- 1. **Rights of Association.** In the event of any violation of the provisions of the Act, this Declaration, the By-Laws, or Rules and Regulations of the Association by any Unit Owner (either by its own conduct or omissions or by the conduct or omissions of any other Occupant of the Unit) the Association, or its successors or assigns, or the Board, or its agent, shall have each and all of the rights and remedies which may be provided for in the Act, this Declaration, the By-Laws, or the Rules and Regulations, or which may be available at law or in equity, and may prosecute an action or other proceedings against such defaulting Unit Owner or others for enforcement of any lien and the appointment of a receiver for the Unit and ownership interest of such Unit Owner; for damages; injunction, or specific performance; for judgment for payment of money and collection thereof; for any combination of remedies; or for any other relief.
- 2. **Lien.** All expenses of the Board in connection with any such actions or proceedings, including court costs and attorney's fees and other fees and expenses and all damages, liquidated or otherwise, together with interest thereon at the maximum lawful rate per annum until paid, shall be charged to and assessed against such defaulting Unit Owner and shall be added to and deemed part of its respective share of the Common Expenses. The Board shall have a lien for all such expenses, as well as for non-payment of the respective share of the Common Expenses, upon the Unit and ownership interest in the Common Elements of such defaulting Unit Owner, upon all its additions and improvements thereto, and upon all its personal property in its Unit or located elsewhere on the Project; provided, however, that such lien shall be subordinate to the lien of a prior recorded first Mortgage on the interest of such Unit Owner, except for the amount of the proportionate share of the Common Expenses which become due and payable from and after the date on which the Mortgagee takes possession of the Unit, accepts a conveyance of any interest therein (other than as security), or files suit or commences other proceedings to foreclose its Mortgage and causes a receiver to be appointed. This section shall not be amended, changed, modified, or rescinded without the prior consent of all Mortgagees.

3. Correction of Default. In the event of any such default by any Unit Owner, the Board and the manager or Managing Agent, if so authorized by the Board, shall have the authority to correct such default and to do whatever may be necessary for such purpose, and all expenses in connection therewith shall be charged to and assessed against such defaulting Unit Owner. Any and all such rights and remedies may be exercised at any time and from time to time, cumulatively or otherwise, by the Board.

4. Action by Board. The violation of any restriction, condition, rule or regulation adopted by the Board or the breach of any covenant or provision of this Declaration shall give the Board the right, in addition to any other rights provided in this Declaration: (a) to enter upon the Unit or any portion of the Project upon which or as to which such violation or breach exists and summarily to abate and remove, at the expense of the defaulting Unit Owner, any structure, thing, or condition that may exist thereon contrary to the intent and meaning of the provisions hereof and the Board, its employees or agents, shall not be deemed guilty in any manner, of trespass; (b) to enjoin, abate, or remedy by appropriate legal proceedings, either at law or in equity, the continuance of any breach; (c) to take possession of such Unit Owner's interest in the Property and to maintain an action for possession of such Unit in the manner provided by law; or (d) upon such notice as may be specified in the By-Laws, to suspend a member's voting rights and to restrict a member's and its customers' use of the Common Elements and Limited Common Elements in such manner as the Board deems appropriate.

5. Notice; Action at Law or in Equity. If any Unit Owner (either by its own conduct or omissions or by the conduct or omissions of any Occupant of his or her Unit) shall violate any provision of the Act, this Declaration, or the Rules and Regulations of the Association, and if such default or violation shall continue for ten (10) days after written notice to the Unit Owner from the Board or shall occur repeatedly during any ten-day period after such written notice or request to cure such violation from the Board, the Board or an aggrieved Unit Owner may file against the defaulting Unit Owner an action at law for damages or an action in equity for a decree of mandatory injunction against the defaulting Unit Owner or Occupant.

ARTICLE XIV

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 By-Laws of the Association.

(b) **Resolution.** A resolution adopting a proposed amendment may be proposed by any member of the Association. Except as provided elsewhere, the resolution must be adopted by a vote of not less than seventy-five percent (75%) of the ownership interests, provided, however,

no amendment effecting a substantial change in this Declaration or the By-Laws 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 in the execution thereof and who does not approve said amendment in writing.

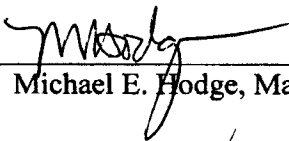
(c) **By-Laws.** In the case of an amendment to this Declaration by reason of an amendment to the By-Laws of the Association, then in the manner specified in such By-Laws.

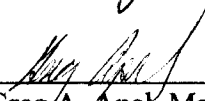
d) **Execution and Recording.** An amendment adopted pursuant to (b) or (c) above shall be executed by an officer specifically delegated to do so with the formalities required by Chapter 499B of the Code of Iowa. Upon the recording of such instrument in the office of the Johnson Country Recorder, the same shall be effective against any Persons owning an interest in a Unit or the Regime.

2. **Amendment of Ownership Interest.** Except as otherwise provided in Article IV, paragraph 8, 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 the day and year first above written.

RIVER BEND INVESTMENTS, L.C.

BY: 
Michael E. Hodge, Manager

BY: 
Greg A. Apel, Manager

STATE OF IOWA)
JOHNSON COUNTY) ss:

This instrument was acknowledged before me on this 14th day of June 2007, by Michael E. Hodge, as Manager of River Bend Investments, L.C.



Kirsten H. Frey
Notary Public in and for the State of Iowa

STATE OF IOWA)
Clayton COUNTY) ss:

This instrument was acknowledged before me on this 13 day of June 2007, by Greg A. Apel, as Manager of River Bend Investments, L.C.

Sandra A. Auer
Notary Public in and for the State of Iowa



SANDRA A. AUER
Commission Number 170981
My Commission Expires

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 as follows:

**Lot 2, Coralville Hotel and Conference Center First Addition, Coralville,
Iowa**

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

Unit	Square Footage	Pro rata Share of Type 1 Common Expenses	Pro rata Share of Type 2 Common Expenses	Pro rata Share of Common Elements	Votes in Association
100	5150	7.24%	7.24%	7.24%	7
110	5170	7.27%	7.27%	7.27%	7
120	6555	9.21%	9.21%	9.21%	9
130	4900	6.89%	6.89%	6.89%	7
200	965	1.36%	1.65%	1.36%	1
201	1315	1.85%	1.65%	1.85%	2
202	925	1.30%	1.65%	1.30%	1
203	930	1.30%	1.65%	1.30%	1
204	2055	2.89%	1.65%	2.89%	3
205	910	1.28%	1.65%	1.28%	1
206	1280	1.80%	1.65%	1.80%	2
207	970	1.36%	1.65%	1.36%	1
208	1615	2.27%	1.65%	2.27%	2
209	1565	2.20%	1.65%	2.20%	2
210	520	0.73%	1.65%	0.73%	1
211	1290	1.81%	1.65%	1.81%	2
212	1320	1.85%	1.65%	1.85%	2
213	1025	1.44%	1.65%	1.44%	1
214	1310	1.84%	1.65%	1.84%	2
215	665	0.93%	1.65%	0.93%	1
216	1200	1.69%	1.65%	1.69%	2
217	665	0.93%	1.65%	0.93%	1
218	1590	2.23%	1.65%	2.23%	2
300	965	1.36%	1.65%	1.36%	1
301	1315	1.85%	1.65%	1.85%	2
302	925	1.30%	1.65%	1.30%	1
303	930	1.31%	1.65%	1.31%	1
304	2055	2.89%	1.65%	2.89%	3
305	910	1.28%	1.65%	1.28%	1
306	1280	1.80%	1.65%	1.80%	2
307	970	1.36%	1.65%	1.36%	1

Unit	Square Footage	Pro rata Share of Type 1 Common Expenses	Pro rata Share of Type 2 Common Expenses	Pro rata Share of Common Elements	Votes in Association
308	1560	2.19%	1.65%	2.19%	2
309	1565	2.20%	1.65%	2.20%	2
310	520	0.73%	1.65%	0.73%	1
311	1285	1.80%	1.65%	1.80%	2
312	1320	1.85%	1.65%	1.85%	2
313	1025	1.44%	1.65%	1.44%	1
314	1310	1.84%	1.65%	1.84%	2
315	665	0.93%	1.65%	0.93%	1
316	1200	1.69%	1.65%	1.69%	2
317	665	0.93%	1.65%	0.93%	1
318	1590	2.23%	1.65%	2.23%	2
400	965	1.36%	1.65%	1.36%	1
401	1315	1.85%	1.65%	1.85%	2
402	925	1.30%	1.65%	1.30%	1
404	2055	2.89%	1.65%	2.89%	3

EXHIBIT F
ARTICLES OF INCORPORATION
OF
RIVER BEND CONDOMINIUMS OWNERS' ASSOCIATION

I, the undersigned person, acting as incorporator of a mutual benefit non-profit corporation organized under the Revised Iowa Nonprofit Corporation Act, Chapter 504 of the Iowa Code (2005), as last amended, hereby adopt the following Articles of Incorporation for such corporation.

ARTICLE I.
Name and Principal Office

The corporation shall be known as River Bend Condominiums Owners' Association and its principal offices shall be located in Johnson County, Iowa.

ARTICLE II.
Corporate Existence

The existence of the corporation shall commence upon the filing of these Articles of Incorporation and it shall have perpetual duration.

ARTICLE III.
Purposes and Powers

(A) The corporation is organized and shall operate for the purpose of owning, maintaining, controlling, and managing the common areas in River Bend Condominiums in Coralville, Johnson County, Iowa.

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

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

ARTICLE IV.
Registered Office and Agent

The address of the initial registered office of the corporation is 711 S. Gilbert Street, Iowa City, IA 52240, and the name of the registered agent at the above address is Michael E. Hodge.

ARTICLE V.
Board of Directors

The number of directors constituting the initial Board of Directors of the corporation is three (3) and the name and address of the persons who are to serve as the initial directors are:

Name	Address
Michael E. Hodge	711 S. Gilbert Street Iowa City, IA 52240
Dean G. Oakes	103 East College, Suite 206 Iowa City, IA 52240
Greg A. Apel	560 Highland Park Ave. Coralville, IA 52241

The number of directors may be increased or decreased from time to time as permitted by the By-Laws of the Corporation.

ARTICLE VI.
Private Property Exempt

The private property of the Directors, Officers and Employees shall be exempt from corporate debts.

ARTICLE VII.
No Seal

The corporation shall have no seal.

ARTICLE VIII.
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 By-Laws. The voting rights of the members shall be fixed, limited, enlarged or denied to the extent specified by the By-Laws.

ARTICLE IX.
Distribution of Assets Upon Liquidation

In the event of liquidation, assets, if any remain, shall be attributed to members in accordance with their proportionate share of Ownership in the Condominium Regime, as determined by the Condominium Declaration and the By-Laws.

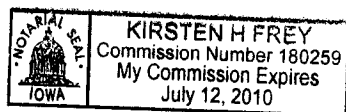


EXHIBIT G
BY-LAWS
OF
RIVER BEND CONDOMINIUMS OWNERS' ASSOCIATION

These are the By-Laws of **RIVER BEND CONDOMINIUMS OWNERS ASSOCIATION** (hereinafter referred to as "Association"), a corporation organized pursuant to Chapter 504 of the Code of Iowa, for the purpose of administering River Bend Condominiums, a horizontal property regime (condominium) established pursuant to Chapter 499B of the Code of Iowa, located on the following-described real estate in Johnson County, Iowa:

**Lot 2, Coralville Hotel and Conference Center First Addition, Coralville,
Iowa.**

I. MEMBERS AND VOTING RIGHTS

1. The Owners of each Condominium Unit shall constitute the members of the corporation and membership shall automatically cease upon termination of all ownership interests. Declarant shall be and have the rights of a member with respect to unsold Units.

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 that 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.

4. The Owners of each Unit shall be entitled to the number of votes specified on Exhibit "A" to the Condominium Declaration to 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 Code of Iowa, 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 Coralville, 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. Such a meeting must be called by such officers or directors upon receipt of a written request from members representing twenty percent (20%) of the voting membership.

3. The Secretary or his designate shall give written notice of the annual meeting to each member. 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 that 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 I. Notice of any meeting may be waived in writing by the Person entitled thereto.

5. A quorum at a members' meeting shall consist of the presence of members in person or by proxy, representing a majority of the Units. The acts 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 votes on all questions properly coming before such meeting, provided such proxy is in writing and signed by

a member or other person entitled to cast votes. Said proxy shall also set forth the Unit with respect to which such rights are pertinent, and the period 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 three (3) Directors. The initial Board shall consist of such persons as identified in the Articles of Incorporation attached hereto. 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 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. However, for so long as Declarant owns more than twenty-five percent (25%) of the Units within the Regime, Declarant shall have the right to appoint a majority of the Board of Directors.

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 sixty-six percent (66%) of the voting interests 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 members having a majority of voting interests 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 thirty (30) days following the sale of Units holding fifty percent (50%) or more of the voting interests.

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 is given, personally or by mail, telephone, or telegraph, 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 but not less than two (2) directors, 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 By-Laws.

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 and statutes, the Articles of Incorporation, and the documents establishing the Condominium Regime. Such powers and duties of the Directors shall be exercised in accordance with the provisions of the Declaration of Condominium that governs the use of the land. In addition to those powers elsewhere provided, the Director's powers shall include but not be limited to the following:

1. To collect assessments against members for all common expenses.
2. To use the proceeds of assessments in the exercise of its powers and duties.
3. To perform the maintenance, repair, replacement and operation of the regime property including all common elements, and facilities, and Units as applicable, and the making or providing for payment for all such work and approving or delegating to the officers authority to approve vouchers therefore.
4. To perform 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, By-Laws, and Resolutions of the members.
5. To enforcement by legal means the provisions of the Horizontal Property Act, the Articles of Incorporation, By-Laws 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, By-Laws 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, and 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 By-Laws provided such acts are not otherwise prohibited.

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 By-Laws or by specific grant from the Board, but the officers shall be subject at all times to the provisions of the By-Laws 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 also 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, 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, as Treasurer, said officer 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 from 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 expenses for the succeeding year.

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

(c) Reserve for replacement that 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. 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 (12) equal installments, each installment being due and payable the first day of each calendar month in 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 of the votes in the Condominium, the assessments shall become effective, and shall be due in such manner as the Board of Directors may require after thirty (30) days' notice thereof. In the event any 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 therefor, such expenditures may be made upon approval of the Board of Directors without approval of the members and an amended budget and assessment may be made therefor if necessary.

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, which shall be not less than ten (10) days after delivery thereof

to such Owner either personally or by registered or certified mail. Interest shall be computed on balances due under this paragraph but unpaid 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 By-Laws, 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 Code of Iowa, as amended, in which event the Owner shall be required to pay a reasonable rental for the Unit. The Association may sue for money judgment for unpaid assessments and interest or sums due without foreclosing or waiving any lien that 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, and such unpaid assessments shall thereafter be deemed to be common expenses collectible from all Unit Owners including the mortgagee or purchaser and their successors and assigns. The Owner of a Unit pursuant to a voluntary conveyance or by inheritance or devise shall be jointly and severally liable with the grantor or prior Owner for all unpaid assessments against the grantor or prior Owner, but without prejudice to the right of such grantee or devisee to recover from the grantor the amounts paid therefor. The grantee or other successor in interest of an individual subject to a levy of an assessment on account of default shall be liable for any such special assessment.

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

VII. AMENDMENTS

1. These By-Laws may be amended, altered or repealed or new By-Laws adopted by the members at a regular or special meeting of the members upon the affirmative vote of seventy-five percent (75%) of all votes entitled to be cast. No amendment affecting a substantial change in these By-Laws, however, shall affect the rights of the holder of any mortgage recorded prior to

recording 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 if said amendment was not included in the notice thereof. If notice of the proposed amendment has been given, however, an amendment relative to the same subject may be adopted by those present, in person or by proxy and possession of the requisite percentage of membership and voting interests. Furthermore, 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 By-Laws 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 Code of Iowa, no modification or amendment to these By-Laws shall be effective unless set forth in an amendment to the Declaration of Condominium, executed and recorded in the manner set forth in the Declaration and an amendment to these By-Laws 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 By-Laws 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 and the expense of such bonds shall be a common expense of the Association.

4. The Association shall promulgate such Rules and Regulations as it deems to be in the best interest of all Owners within the Regime. The initial Board of Directors shall adopt the initial Rules and Regulations that 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 setting forth the status of all assessments, accounts and funds pertinent to that Unit and Owner. Any person other than a Unit Owner may

rely on a certificate made from such records by an officer or agent of the Association as to the status of all assessments and accounts.

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

7. The Board of Directors may, in its discretion, issue written evidence of membership. Said document shall be evidence thereof only and shall not be transferable or negotiable. 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 Code of Iowa 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, Iowa Code Chapter 499B (2007) and as follows:

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

2. Owner. The term "owner" for purposes of these By-Laws shall mean any person who owns an interest in one or more Units in the regime. The holder of a leasehold interest in a Unit shall not be an owner but 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, 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 By-Laws.

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

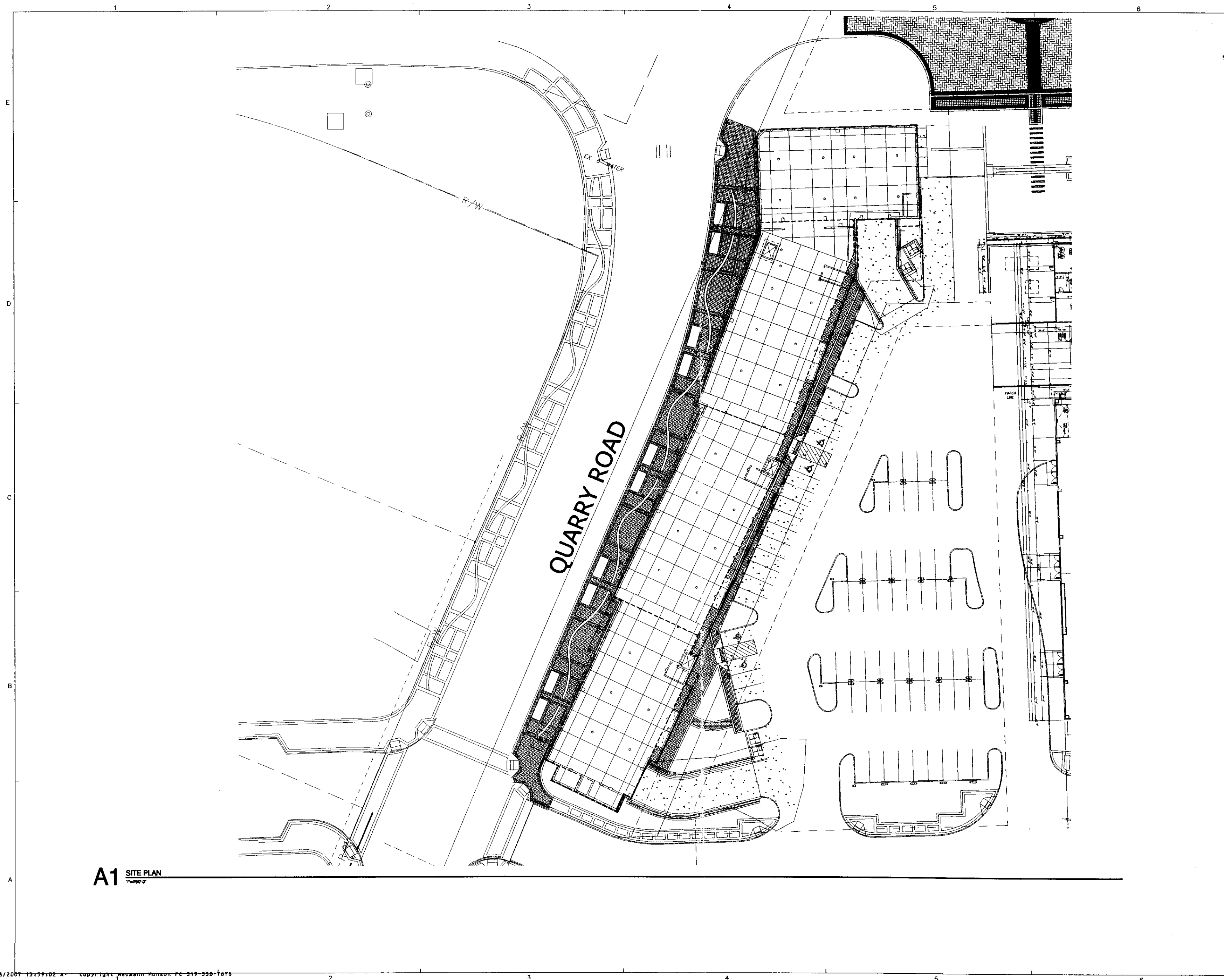
5. Singular, plural and gender. Whenever the context so permits or requires the use of the singular shall include the plural, the plural the singular, and the use of any gender shall include all genders.

KF30\R69a7246

EXHIBIT B
SITE PLAN

EXHIBIT C
BUILDING SPECIFICATIONS

EXHIBIT D
BUILDING PLANS



A1 SITE PLAN
1"=200'-0"

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

Consultants:

Project Title:
**QUARRY ROAD
MIXED USE
DEVELOPMENT**



Owner:

Project No: 04-011
Drawn by:
Checked by:

Issue:	
Date	Description
08.01.06	CONSTRUCTION SET
08.17.06	RE-BID CONSTRUCTION SET
06.19.07	CONDOMINIUM DOCUMENTS

Note:
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Sheet Title:
SITE PLAN

Sheet Number:
C-100

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

Owner:

Project Title:

QUARRY ROAD
MIXED USE
DEVELOPMENT



Owner:

Project No.: 04-071
Drawn by:
Checked by:

Notes:

Date	Description
08.08.06	CONSTRUCTION SET
08.11.06	RE - BID CONSTRUCTION SET
08.16.07	CONDOMINIUM DOCUMENTS

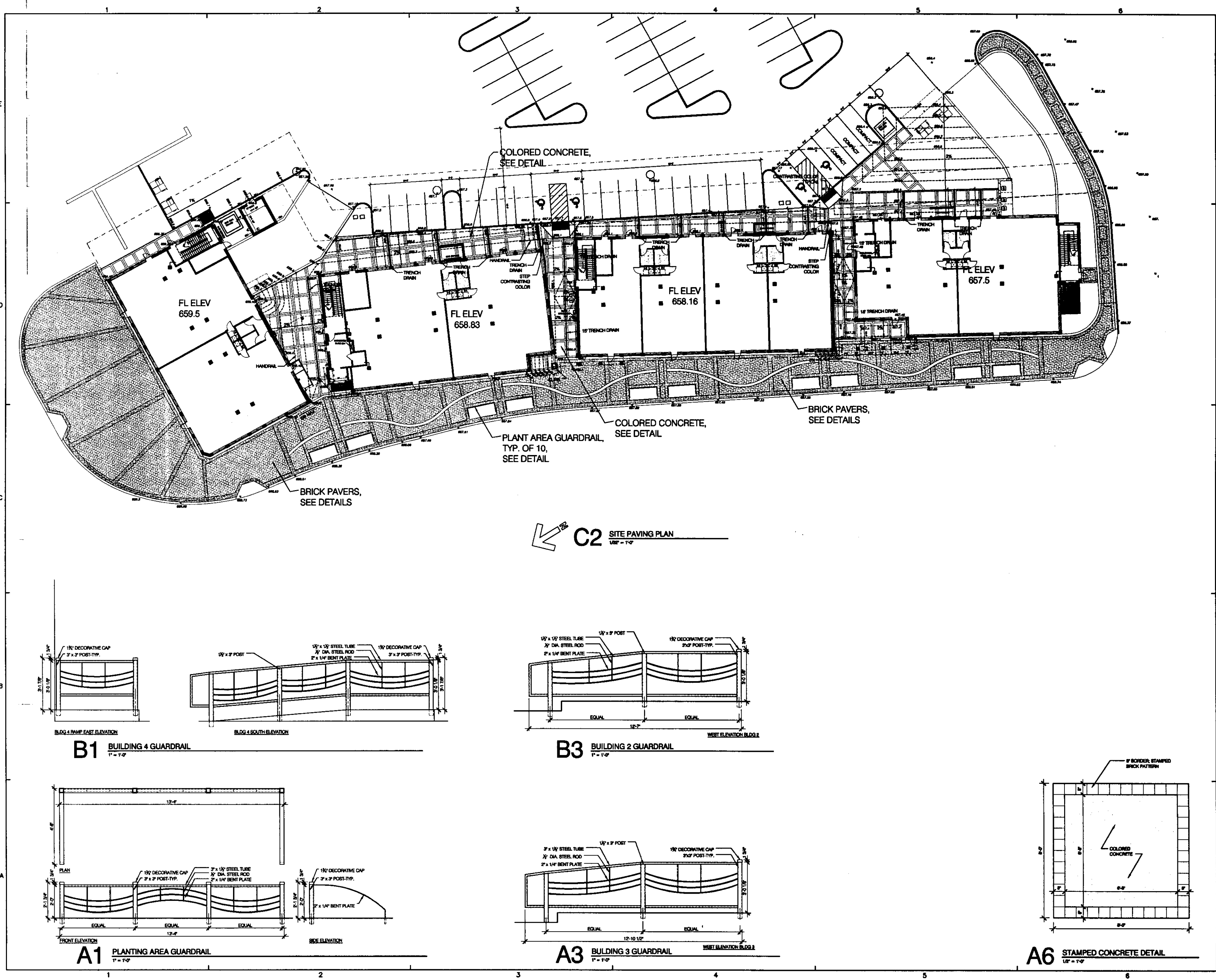
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2. SEE ALL SCALE DIMENSIONS. CHECK ALL DIMENSIONS AND
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NM SITE
PAVING PLAN

Sheet Number:

C-101



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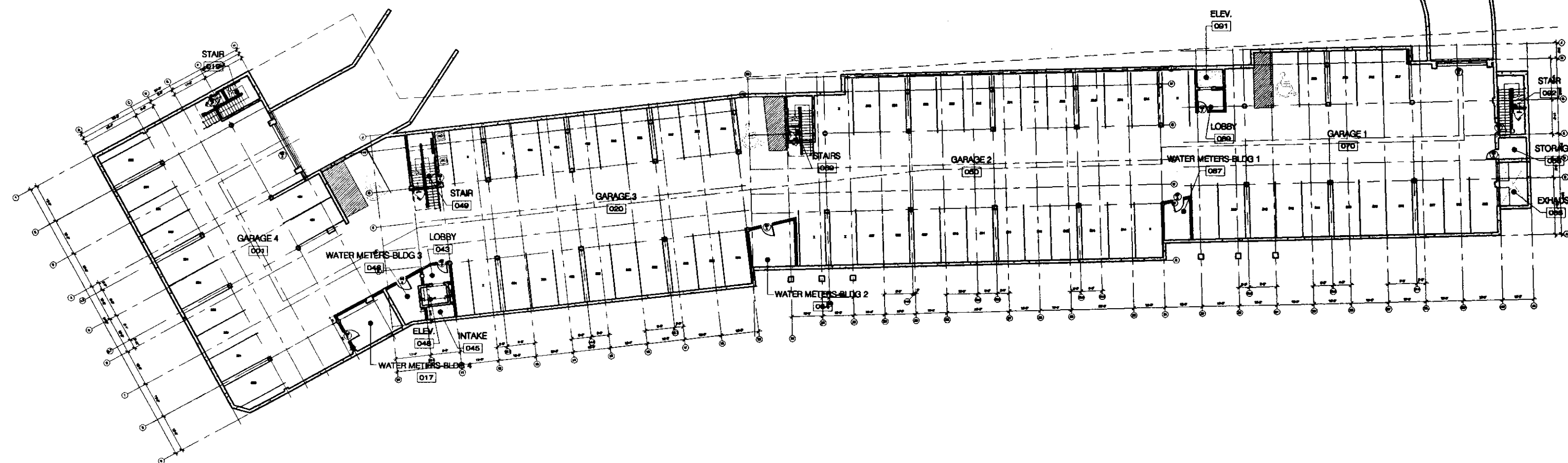
A PROFESSIONAL CORPORATION

111 E. COLLEGE ST. IOWA CITY, IA 52240

319-338-7878 319-338-7879 FAX

Consultants:

C1 BASEMENT LEVEL PLAN
1/8" = 1'-0"



NEUMANN MONSON
ARCHITECTS

A PROFESSIONAL CORPORATION

111 E. COLLEGE ST. IOWA CITY, IA 52240

319-338-7878 319-338-7879 FAX

Consultants

Project Title
**QUARRY ROAD
MIXED USE
DEVELOPMENT**



Owner

Project No.: 04-011
Drawn by:
Checked by:

Issue

Date	Description
08/01/06	CONSTRUCTION SET
08/17/06	RE-BID CONSTRUCTION SET
05/16/07	CONDOMINIUM DOCUMENTS

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Sheet Title
**SECOND + THIRD
LEVEL PLANS**

Sheet Number
A-011R

SCHEDULE OF AREAS

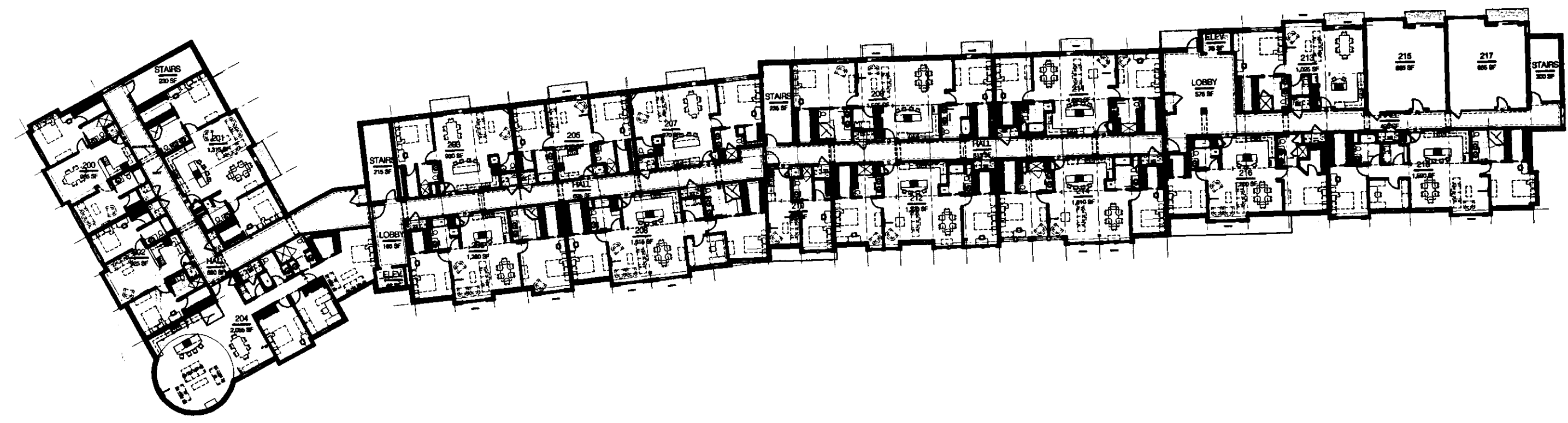
Quantity	ROOM	Room name	Room Area
1	217	665 SF	
1	215	665 SF	
1	204	2,055 SF	
1	203	930 SF	
1	205	910 SF	
1	209	1,565 SF	
1	211	1,290 SF	
1	212	1,320 SF	
1	210	520 SF	
1	HALL	495 SF	
1	HALL	695 SF	
1	HALL	815 SF	
1	LOBBY	575 SF	
1	LOBBY	185 SF	
1	HALL	880 SF	
1	218	1,590 SF	
1	216	1,200 SF	
1	213	1,025 SF	
1	214	1,310 SF	
1	208	1,615 SF	
1	206	1,280 SF	
1	207	970 SF	
1	201	1,315 SF	
1	200	965 SF	
1	202	925 SF	
25		25,782 SF	

SCHEDULE OF AREAS

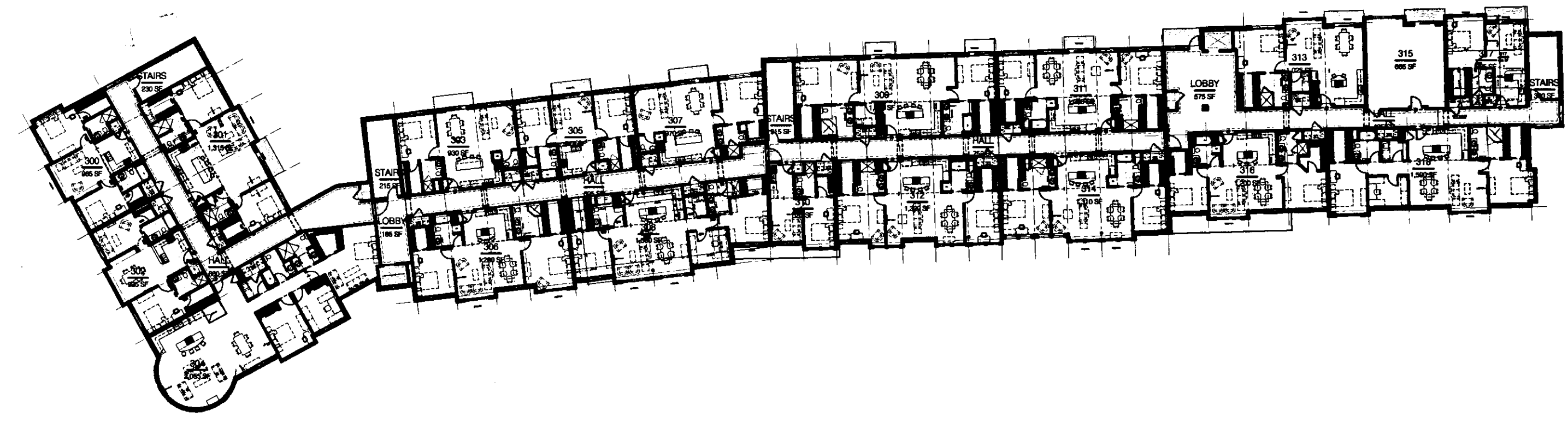
Quantity	ROOM	Room name	Room Area
1	304	2,055 SF	
1	301	1,315 SF	
1	300	965 SF	
1	302	925 SF	
1	HALL	495 SF	
1	HALL	752 SF	
1	HALL	695 SF	
1	LOBBY	575 SF	
1	LOBBY	185 SF	
1	HALL	880 SF	
1	317	665 SF	
1	315	665 SF	
1	303	930 SF	
1	305	910 SF	
1	309	1,565 SF	
1	311	1,285 SF	
1	312	1,320 SF	
1	310	520 SF	
1	318	1,590 SF	
1	316	1,200 SF	
1	314	1,310 SF	
1	308	1,560 SF	
1	306	1,280 SF	
1	307	970 SF	
24		24,611 SF	

SCHEDULE OF AREAS

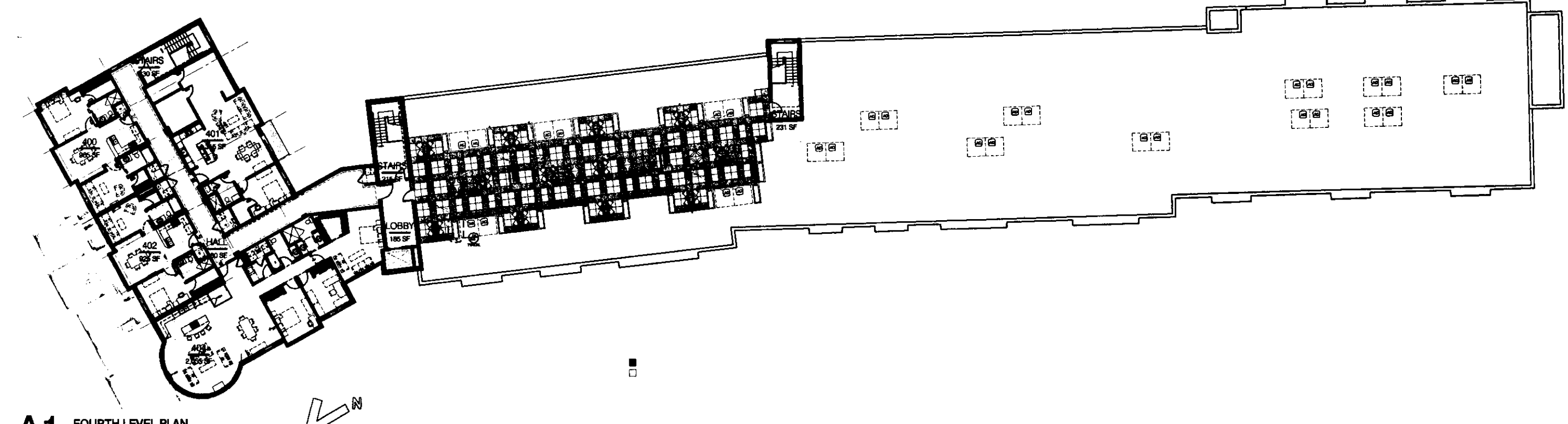
Quantity	ROOM	Room name	Room Area
1	404	2,055 SF	
1	STAIRS	231 SF	
1	ELEV.	48 SF	
1	STAIRS	215 SF	
1	LOBBY	185 SF	
1	STAIRS	230 SF	
1	HALL	880 SF	
1	401	1,315 SF	
1	400	965 SF	
1	402	925 SF	
10		7,048 SF	



C1 SECOND LEVEL PLAN
1/16" = 1'-0"



B1 THIRD LEVEL PLAN
1/16" = 1'-0"



A1 FOURTH LEVEL PLAN
1/16" = 1'-0"

Consultants:

Project Title:

QUARRY ROAD
MIXED USE
DEVELOPMENT



Owner:

Project No.: 04-017
Drawn by:
Checked by:

Issue	Description
06.01.06	CONSTRUCTION SET
06.17.06	RE-BID CONSTRUCTION SET
06.11.07	CONDOMINIUM DOCUMENTS

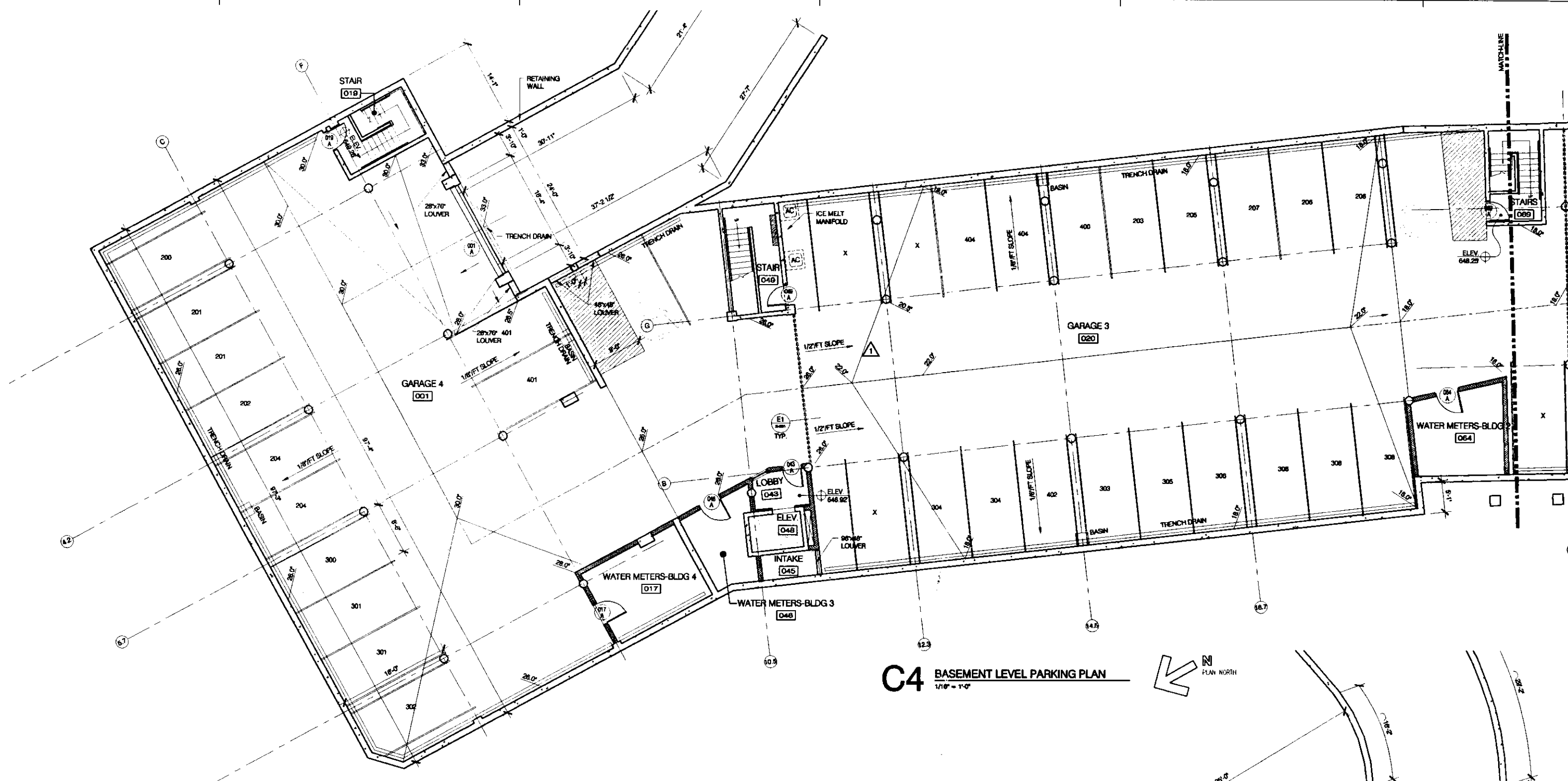
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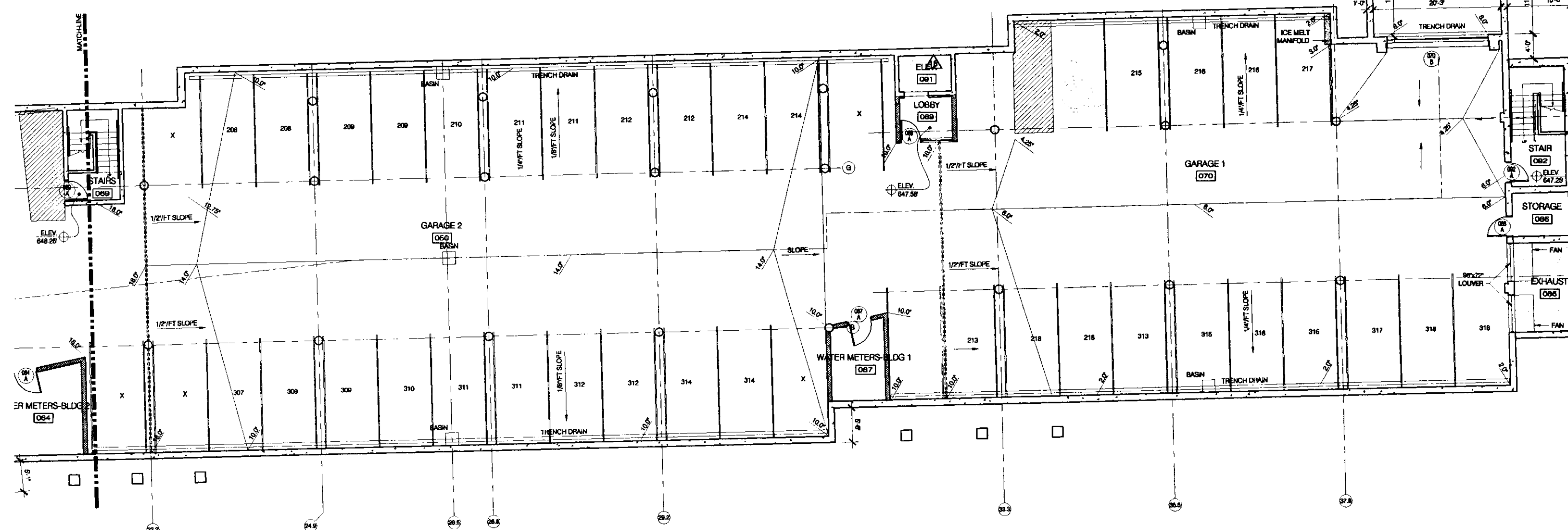
BASEMENT LEVEL
PARKING

Sheet Number:

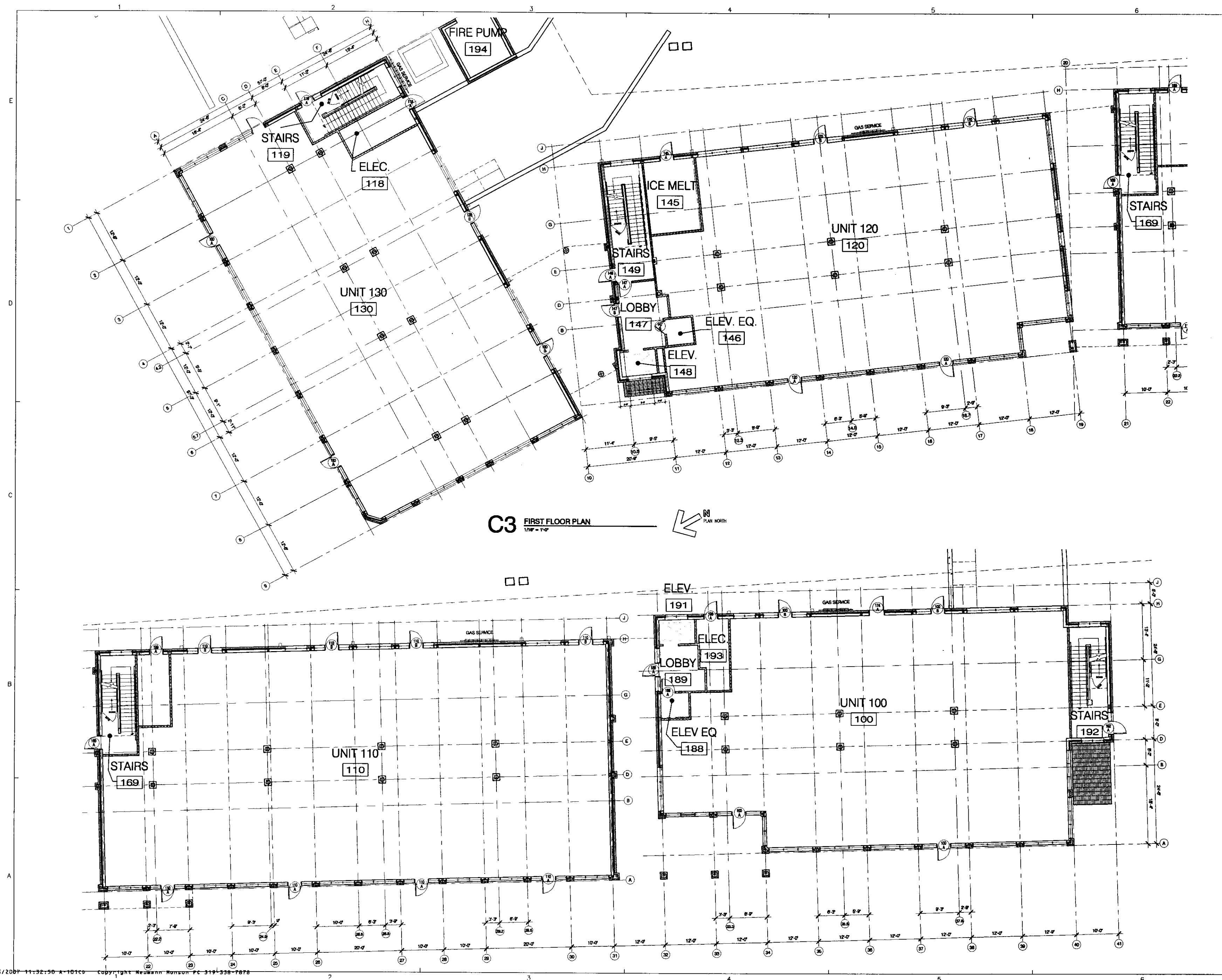
A-100



C4 BASEMENT LEVEL PARKING PLAN
1/8" = 1'-0"



A5 BASEMENT LEVEL PARKING PLAN
1/8" = 1'-0"



QUARRY ROAD
MIXED USE
DEVELOPMENT

AT FULL SIZE

0 1/2"

SCALE: 1" = 1/2"

Owner:

Project No.: 04.017

Drawn by:

Checked by:

Issue:

Date	Description
------	-------------

08.01.06	CONSTRUCTION SET
08.17.06	RE- BID CONSTRUCTION SET
06.11.07	CONDOMINIUM DOCUMENTS

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Sheet Title:

A SECOND FLOOR PLAN

Sheet Number:

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A PROFESSIONAL CORPORATION

111 E. COLLEGE ST. IOWA CITY, IA 52240

319-338-7878 319-338-7879 FAX

Consultants:

Project Title:

QUARRY ROAD MIXED USE DEVELOPMENT



Owner:

Project No.: 04-017

Drawn by:

Checked by:

Issue:

Date	Description
08.01.06	CONSTRUCTION SET
08.11.06	RE-BID CONSTRUCTION SET
08.11.07	CONDOMINIUM DOCUMENTS

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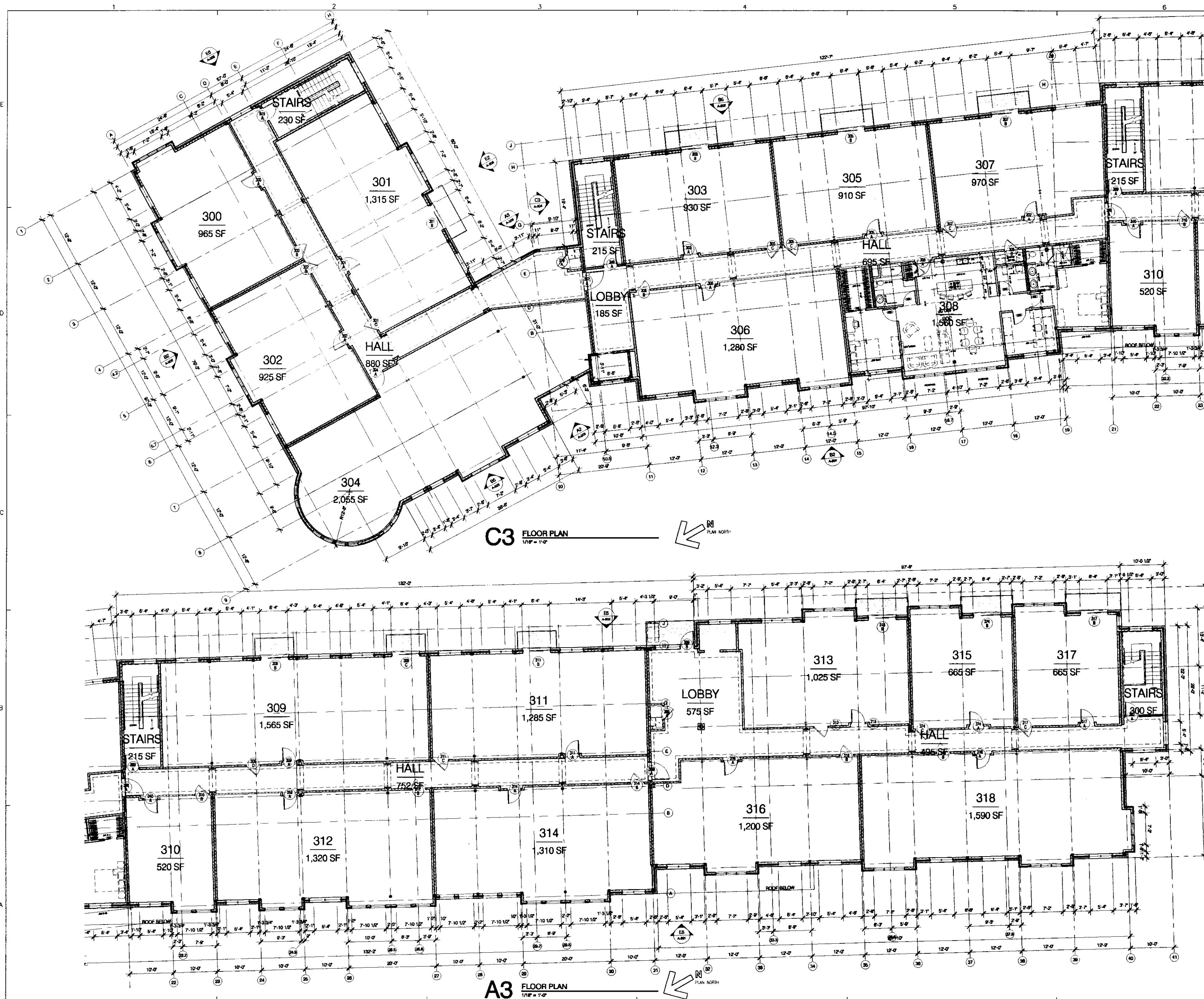
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Sheet Title:

THIRD FLOOR PLAN

Sheet Number:

A-103



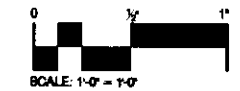
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A PROFESSIONAL CORPORATION
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319-338-7878 319-338-7879 FAX

Consultants:

Project Title:

QUARRY ROAD
MIXED USE
DEVELOPMENT

AT FULL SIZE



Owner:

Project No.: 04.017

Drawn by:

Checked by:

Issue:

Date	Description
06.01.06	CONSTRUCTION SET
02.28.06	ADD CONSTRUCTION SET
06.11.07	CONDOMINIUM DOCUMENTS

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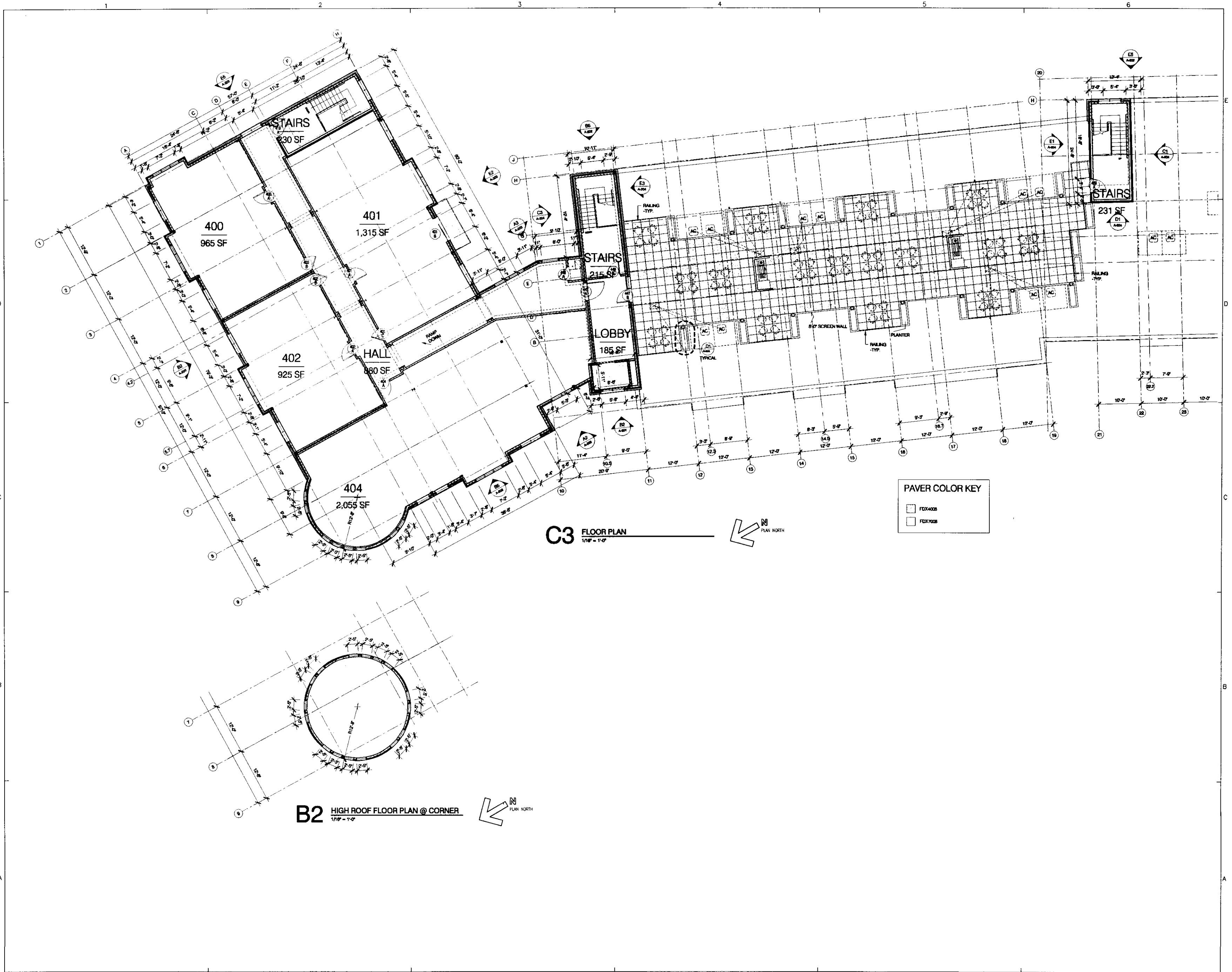
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Sheet Title:

FOURTH FLOOR
PLAN

Sheet Number:

A-104



**Output:**

Project No. 04.017
Drawn by:
Checked by:

Date	Description
08.01.06	CONSTRUCTION SET
08.12.06	ADDITIONAL CONSTRUCTION SET
05.16.07	CONDOMINIUM DOCUMENTS

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Sheet Title
ROOF PLAN

Sheet Number
A-105

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319-338-7878 319-338-7879 FAX

Consultant

Project Title
**QUARRY ROAD
MIXED USE
DEVELOPMENT**



Owner

Project No.: 04-071
Drawn by:
Checked by:

Date	Description
08.01.06	CONSTRUCTION SET
08.17.06	RE-BID CONSTRUCTION SET
05.16.07	CONDOMINIUM DOCUMENTS

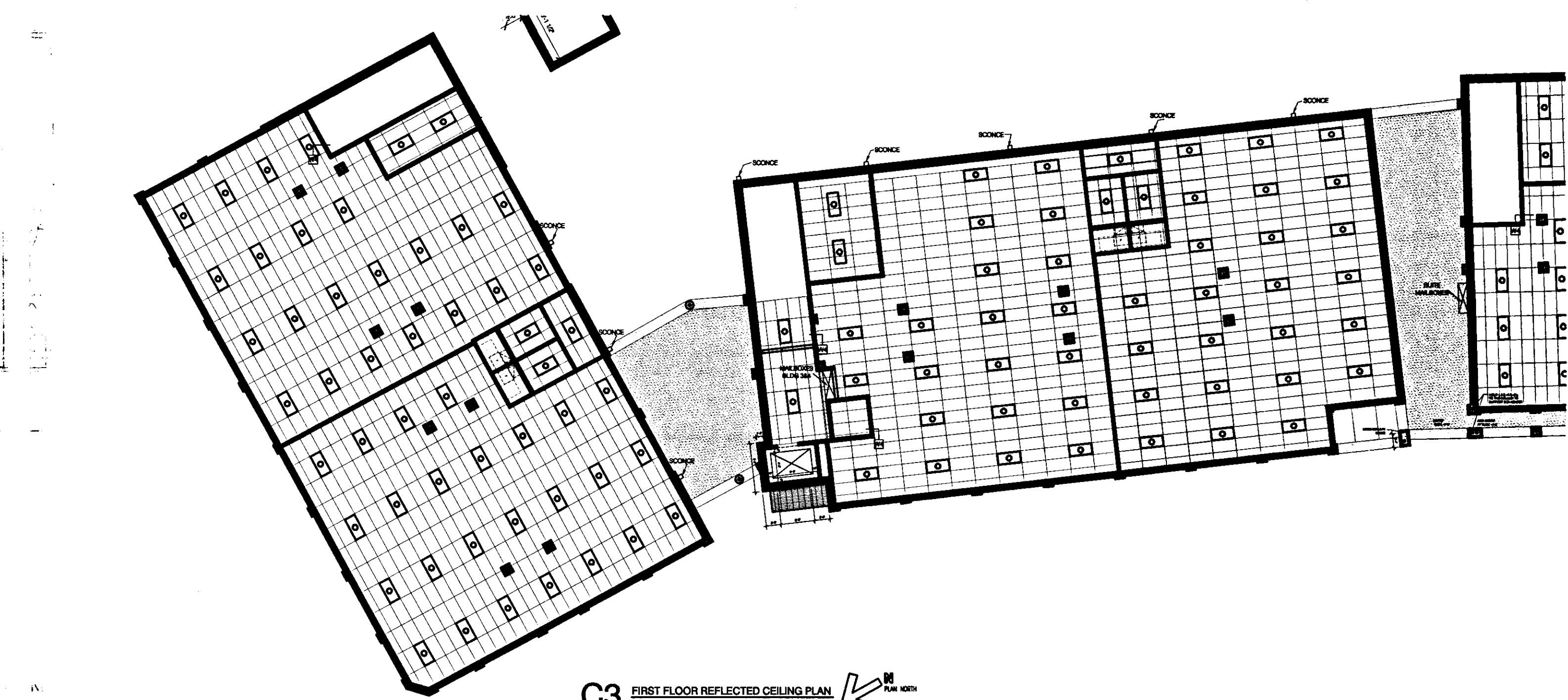
Note:
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OTHER MATERIALS, MATERIALS.
LIFT OUT AND CONSIDER ALL WORK MADE BY
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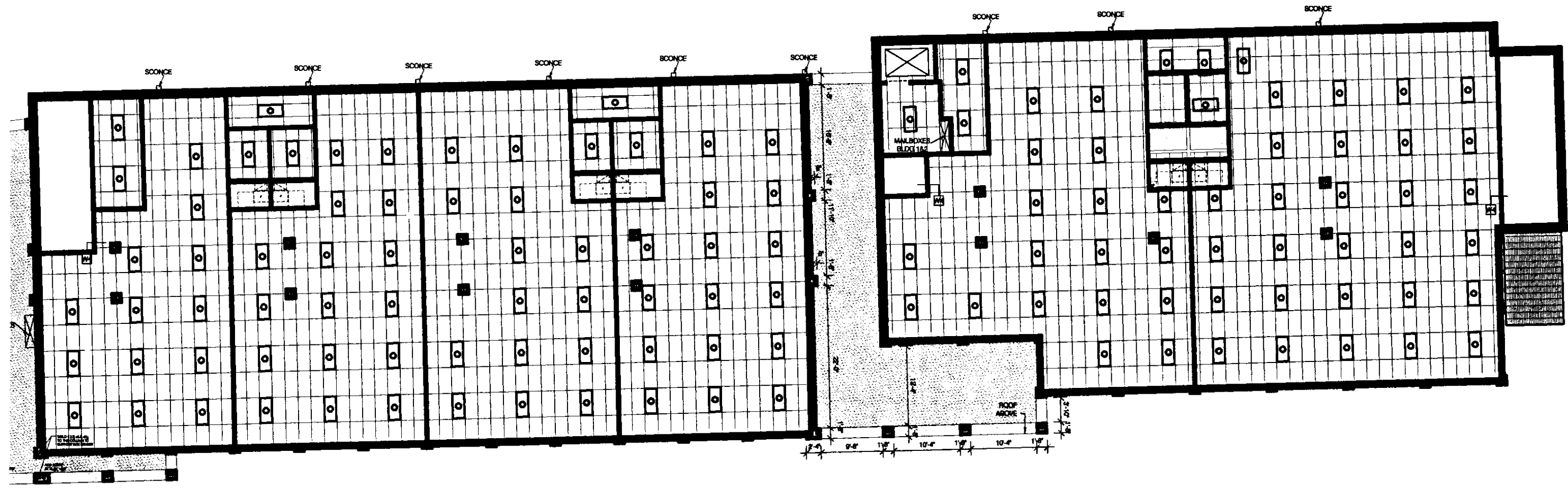
Sheet Title
**FIRST FLOOR
REFLECTED
CEILING PLAN**

Sheet Number

A-111



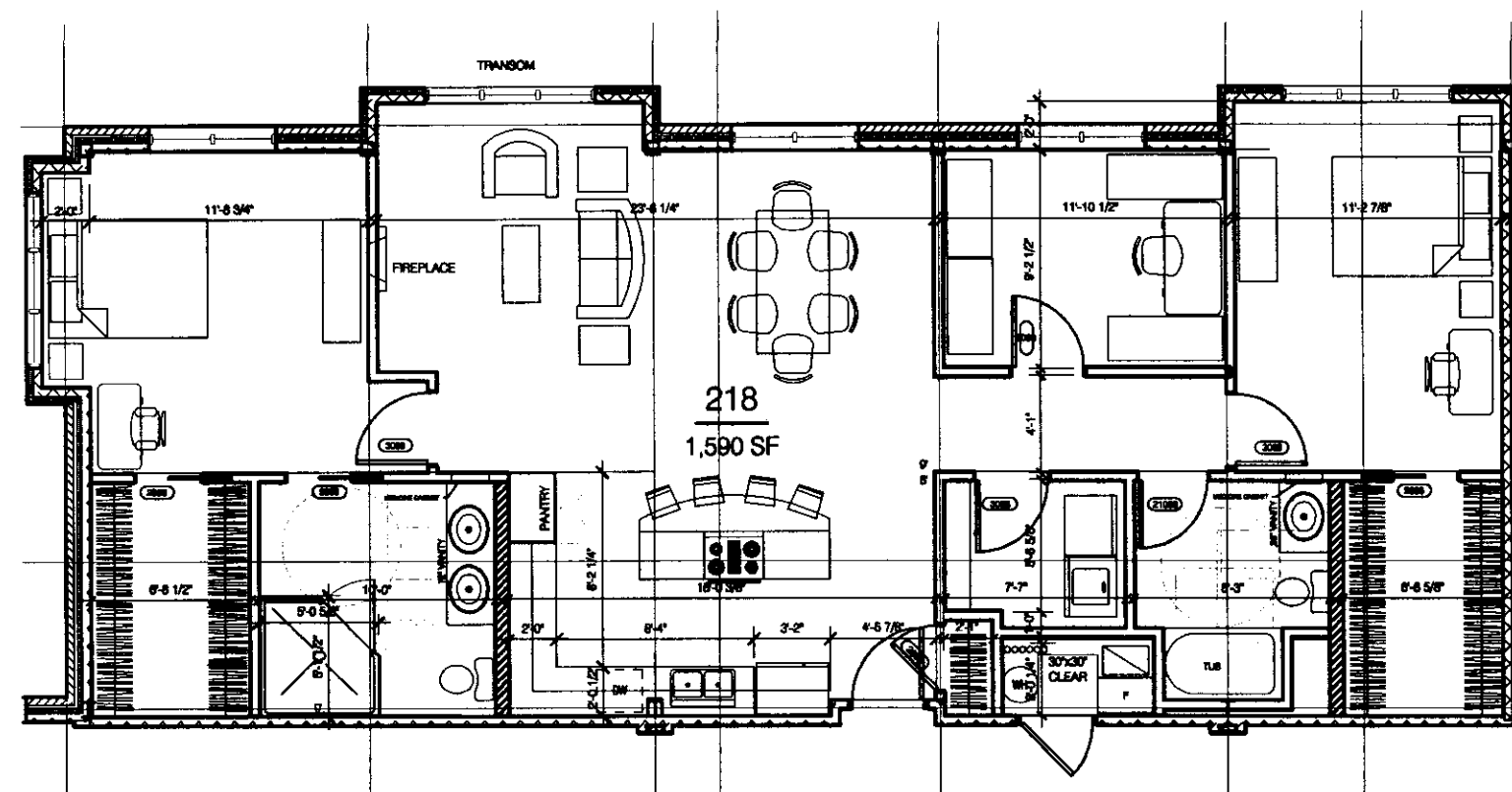
C3 FIRST FLOOR REFLECTED CEILING PLAN
1/16" = 1'-0"



A3 FIRST FLOOR REFLECTED CEILING PLAN
1/16" = 1'-0"

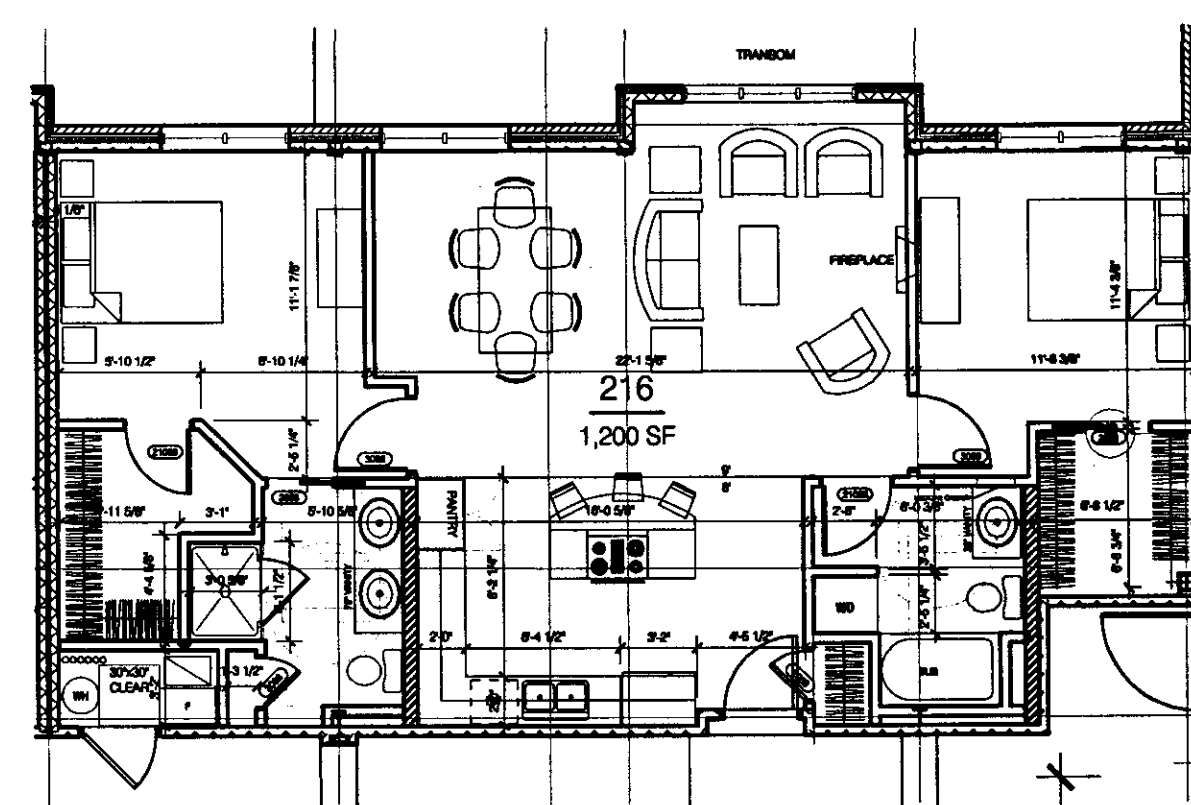


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ARCHITECTS
A PROFESSIONAL CORPORATION
111 E. COLLEGE ST. IOWA CITY, IA 52240
319-338-7878 319-338-7879 FAX
Consultant



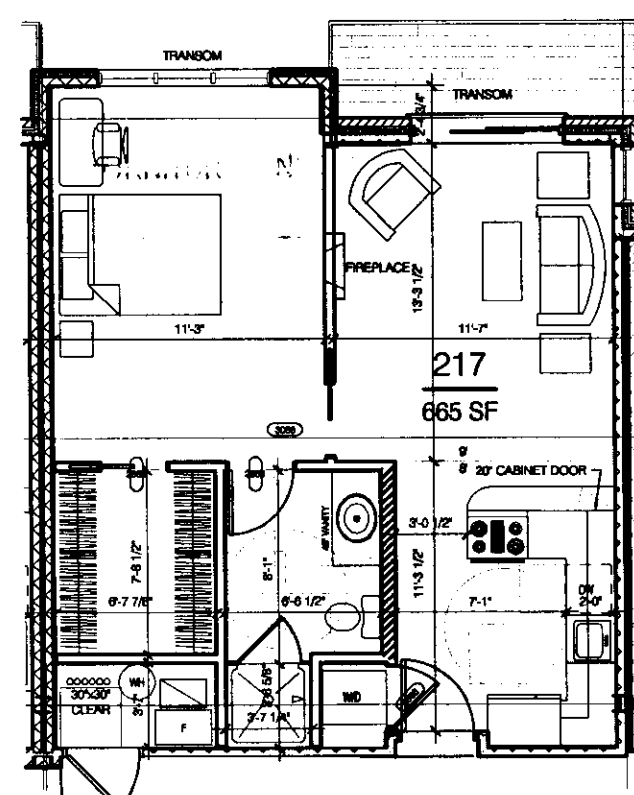
UNIT 218, 318

1/8" = 1'-0"



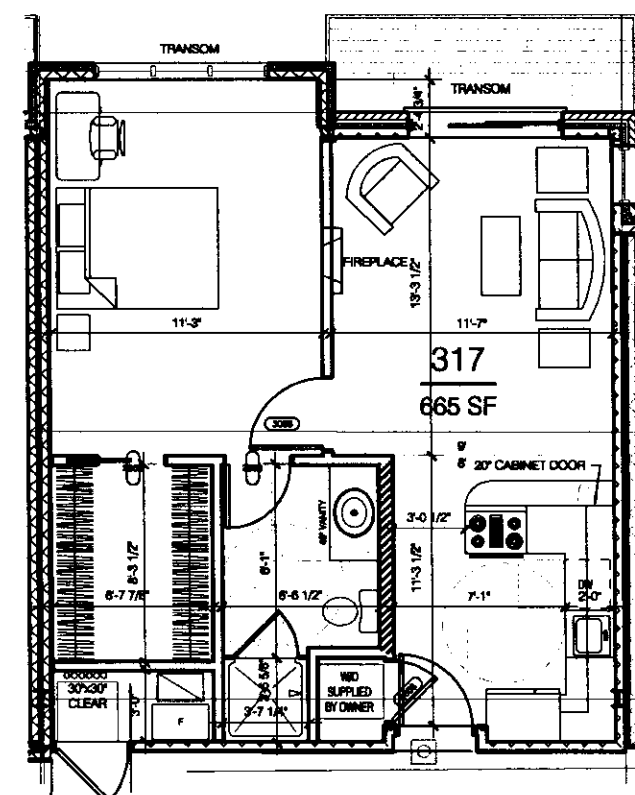
UNIT 216, 316

1/8" = 1'-0"



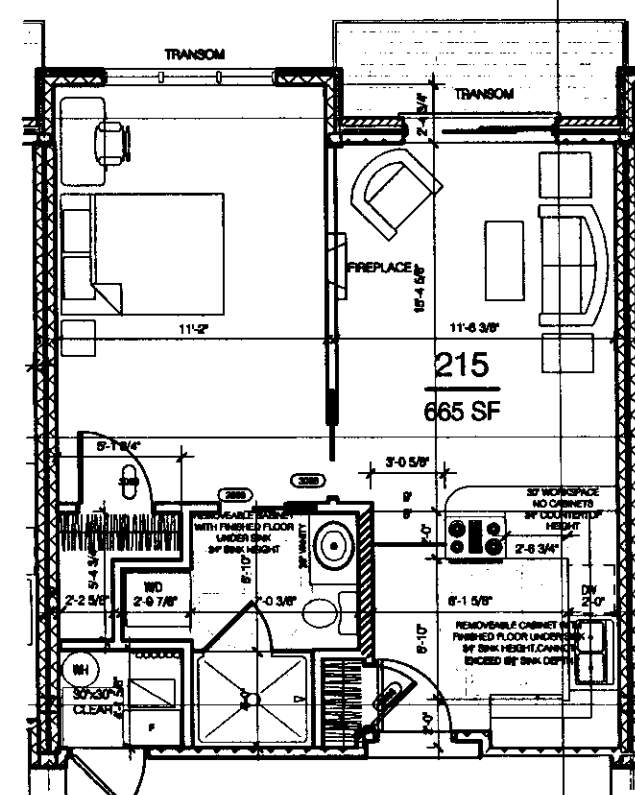
UNIT 217

1/8" = 1'-0"



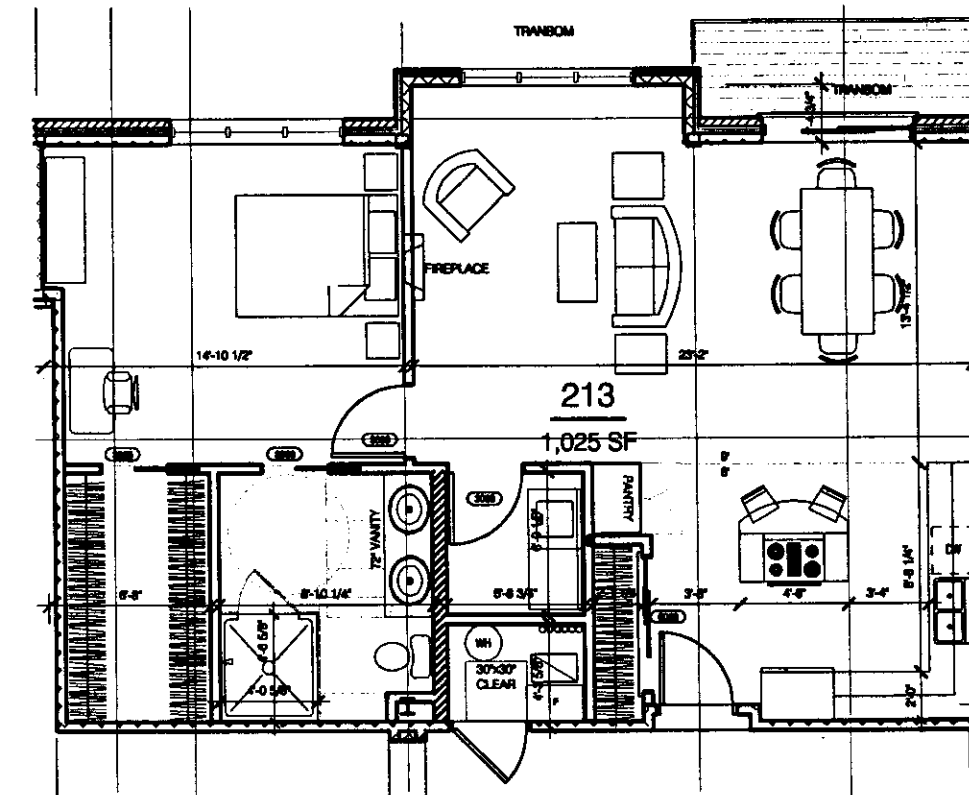
UNIT 317

1/8" = 1'-0"



UNIT 215, 315

1/8" = 1'-0"



UNIT 213, 313

1/8" = 1'-0"

Project Title
**QUARRY ROAD
MIXED USE
DEVELOPMENT**



Owner

Project No.: 04-071
Drawn by:
Checked by:

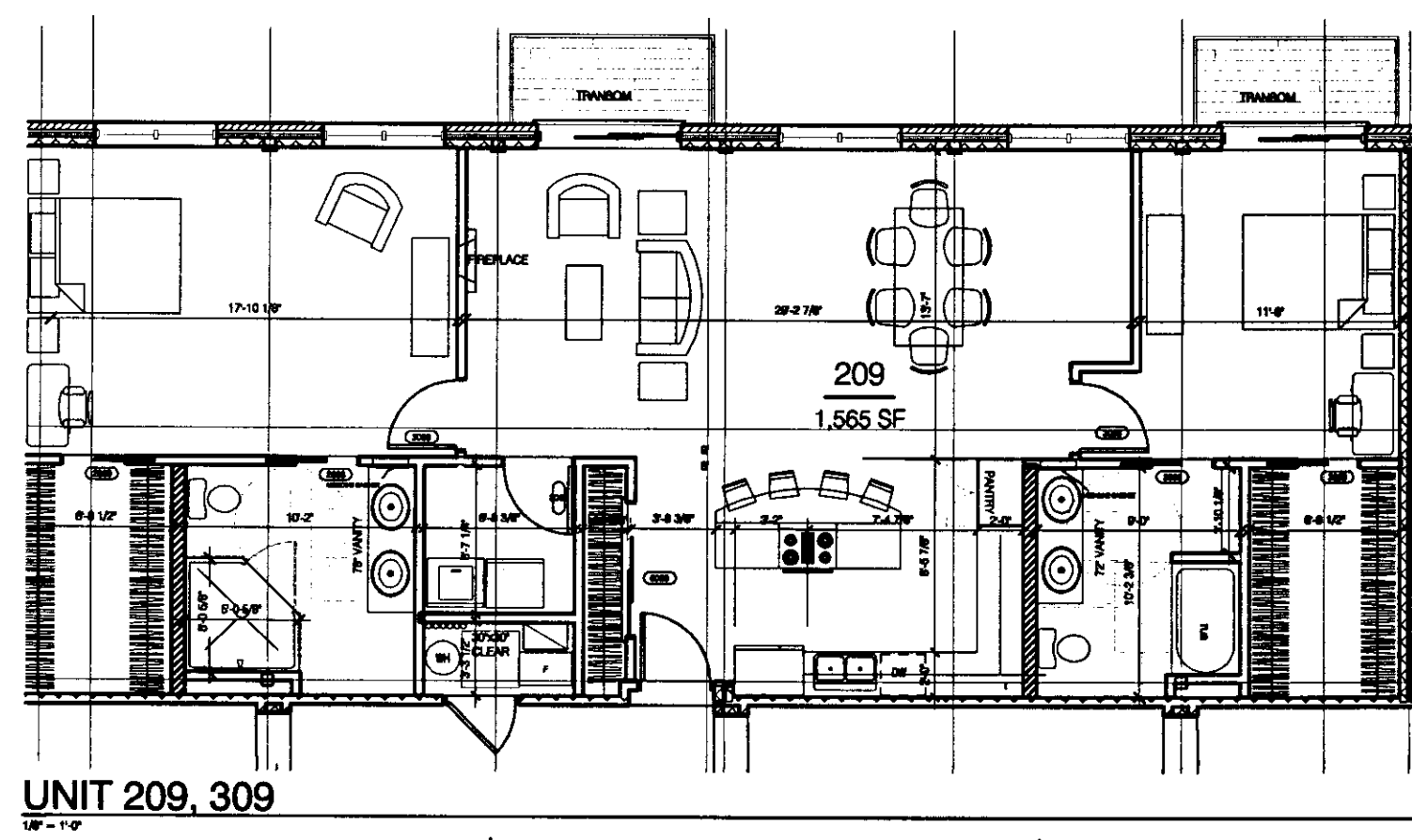
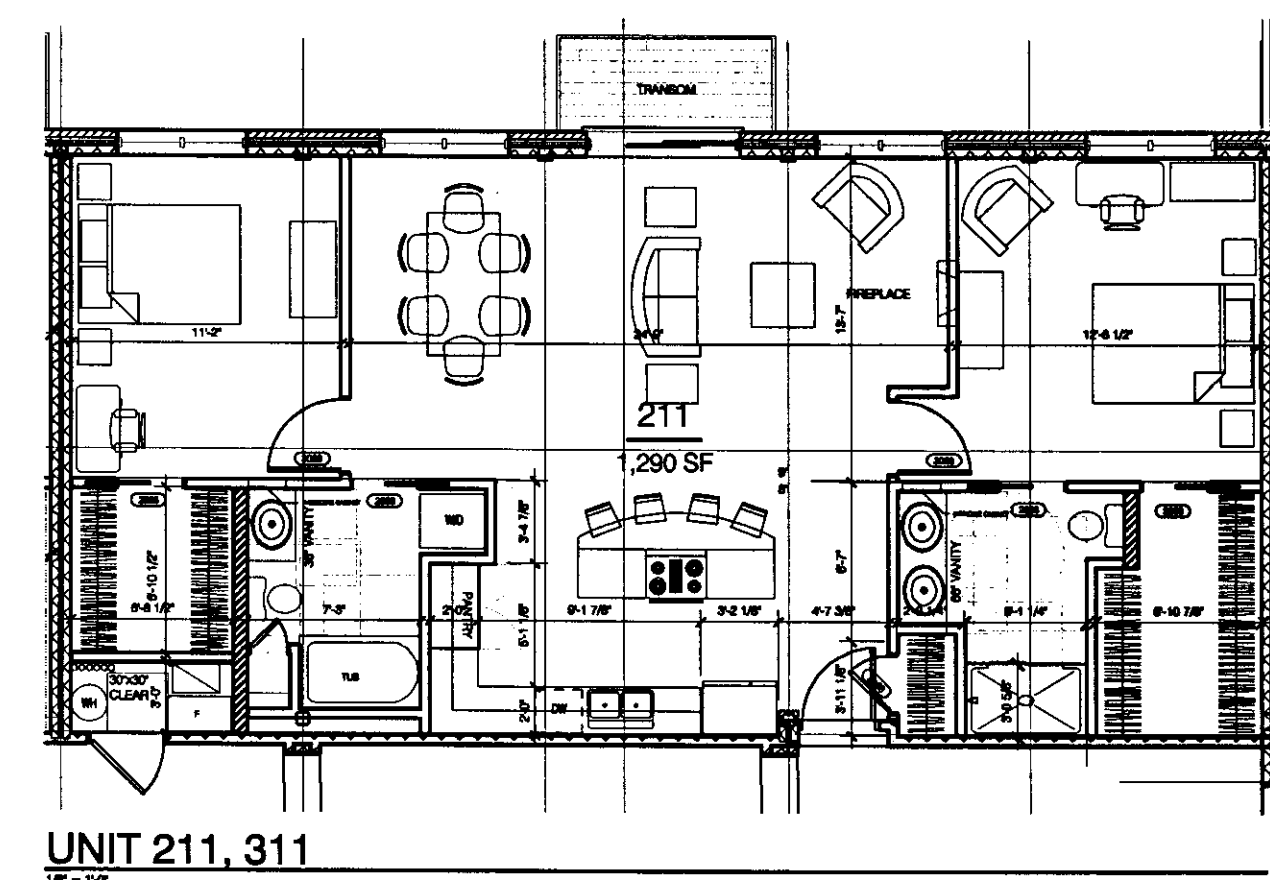
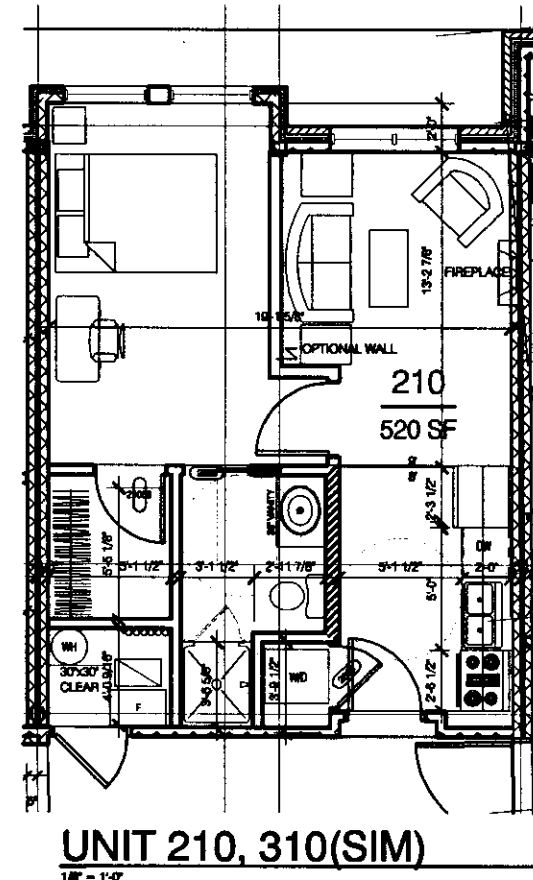
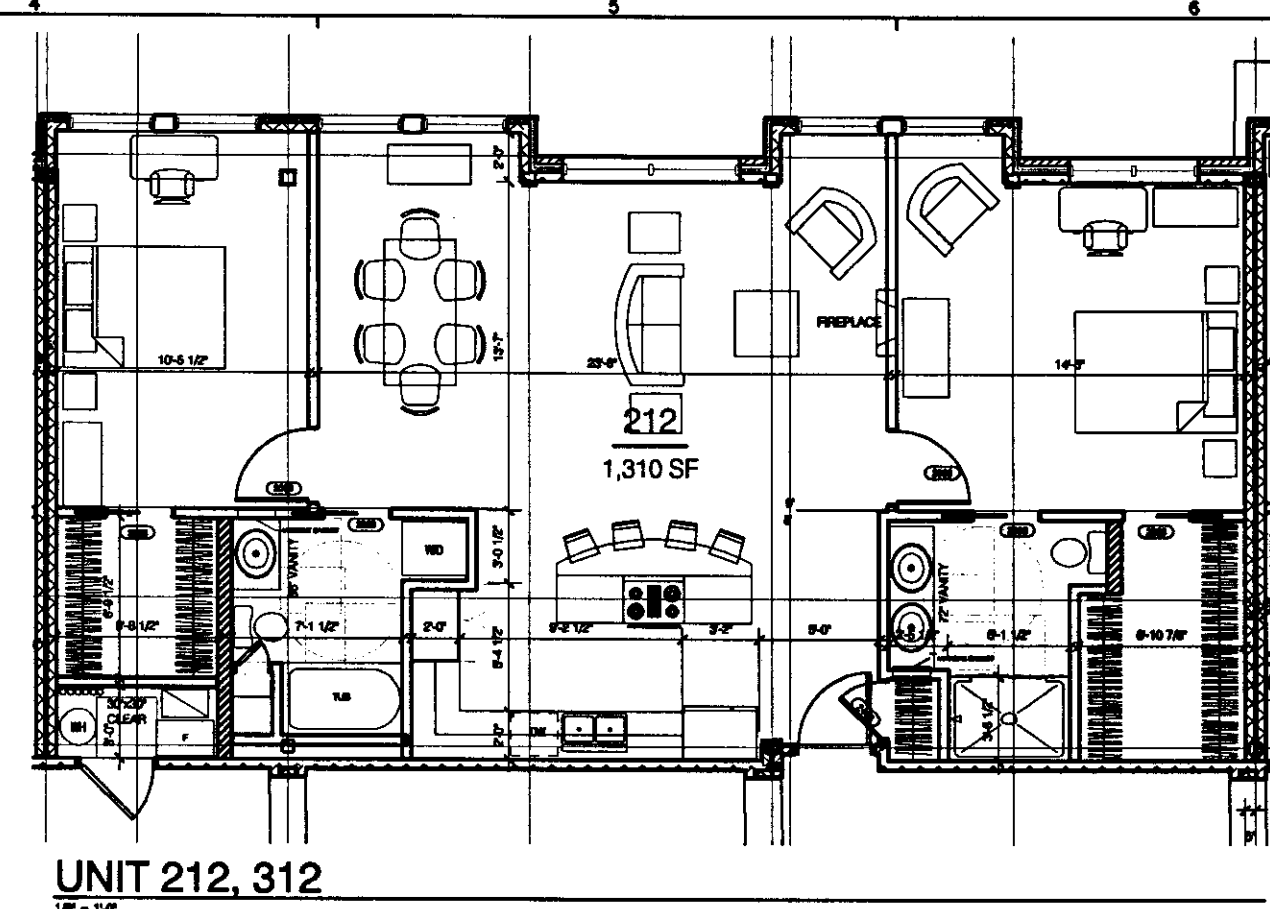
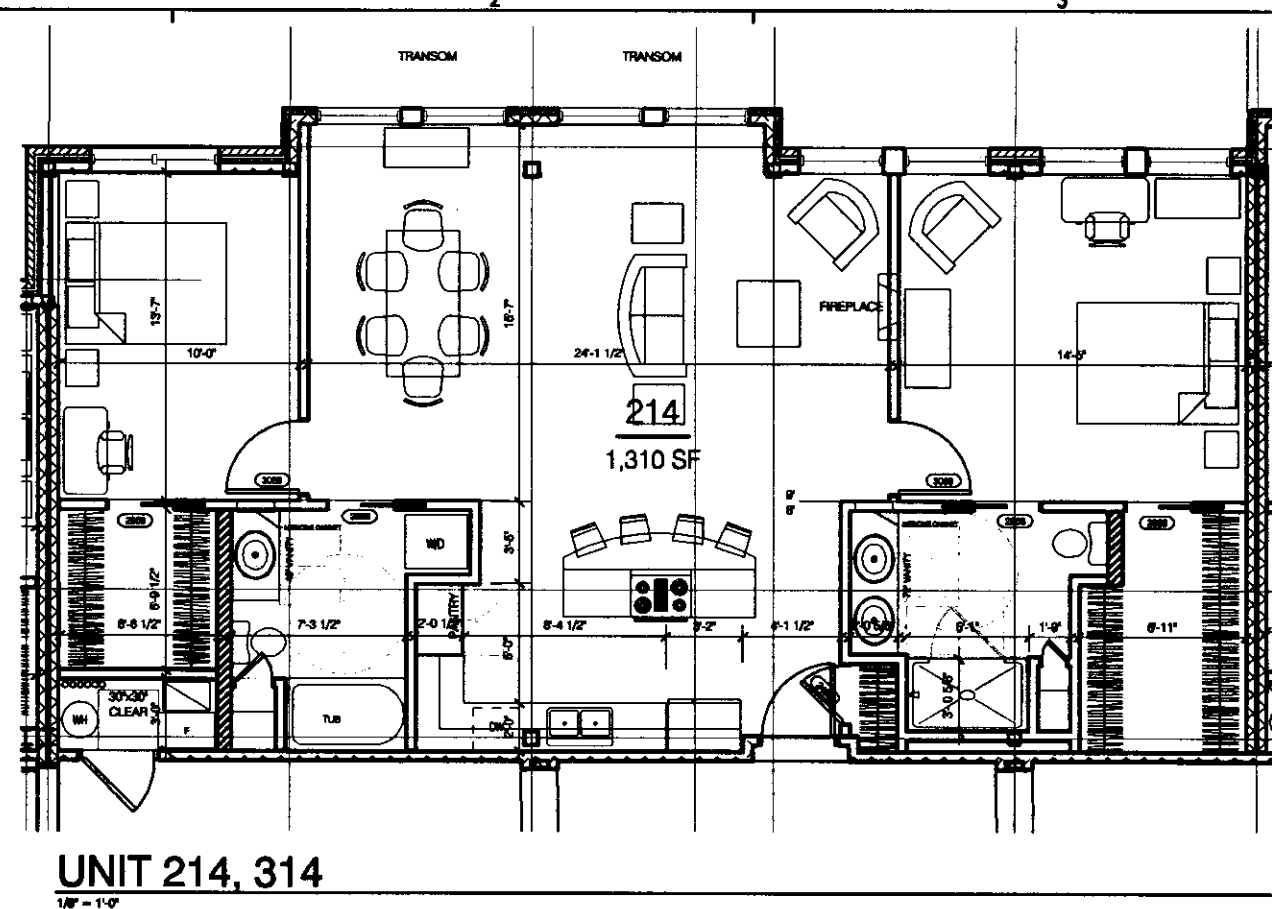
Date	Description
08.04.08	CONSTRUCTION SET
08.17.08	RE-BID CONSTRUCTION SET
08.16.07	CONDOMINIUM DOCUMENTS

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Sheet Title
**BUILDING 1
ENLARGED
UNIT PLANS**

Sheet Number:
A-121R3

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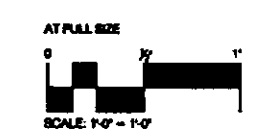


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Consultants

Project Title
**QUARRY ROAD
MIXED USE
DEVELOPMENT**



Owner

Project No: 04-071
Drawn by:
Checked by:

Date	Description
06.01.06	CONSTRUCTION SET
06.17.06	RE-BID CONSTRUCTION SET
06.16.07	REVISED SET

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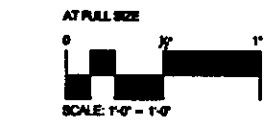
Sheet Title
**BUILDING 2
ENLARGED
UNIT PLANS**

Sheet Number
A-122R3

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Comments

Project Title:
**QUARRY ROAD
MIXED USE
DEVELOPMENT**



Owner:

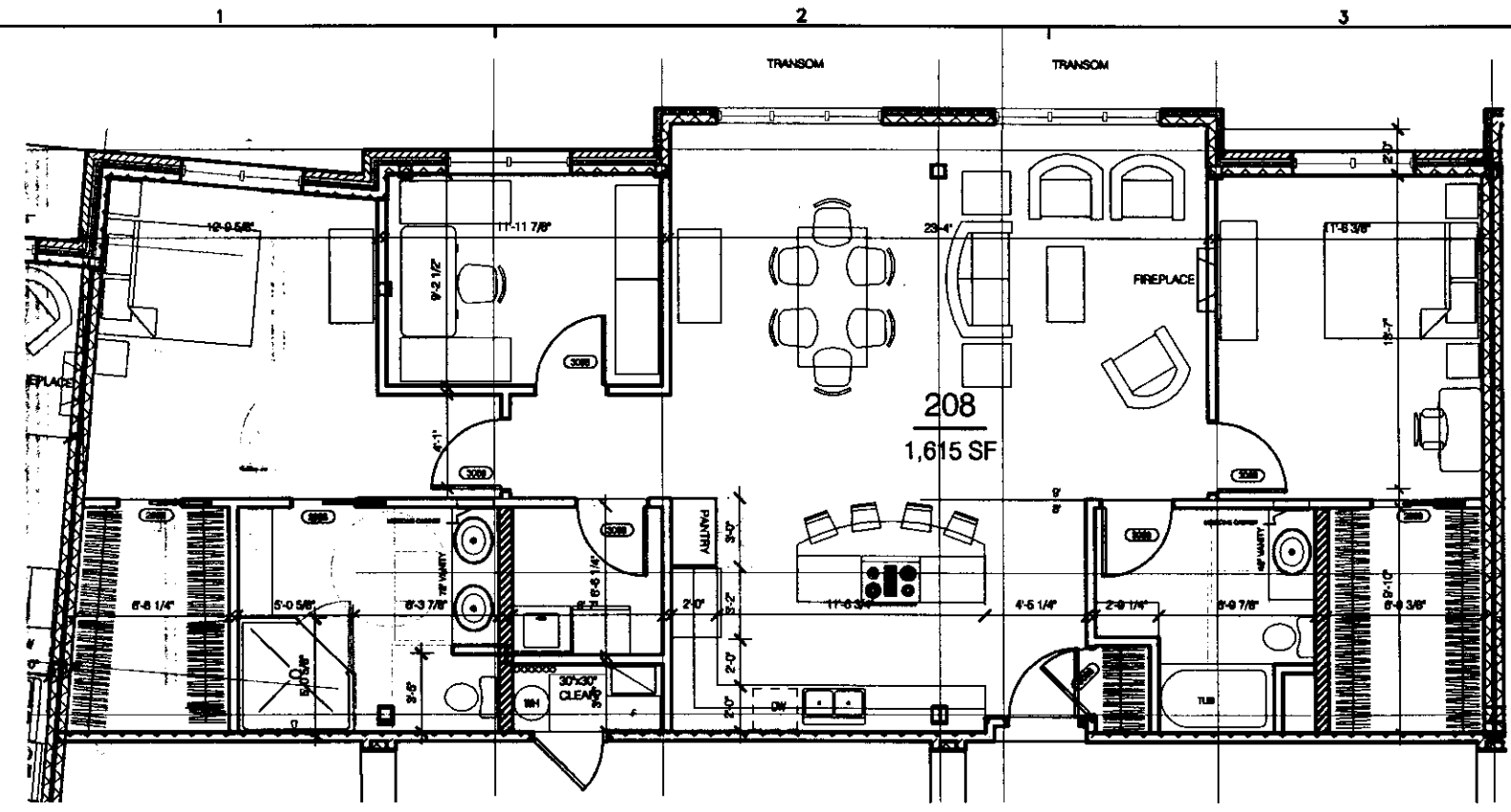
Project No.: 04-07
Drawn by:
Checked by:

Date	Description
08.04.06	CONSTRUCTION SET
08.17.06	RE-BID CONSTRUCTION SET
08.16.07	CONDOMINIUM DOCUMENTS

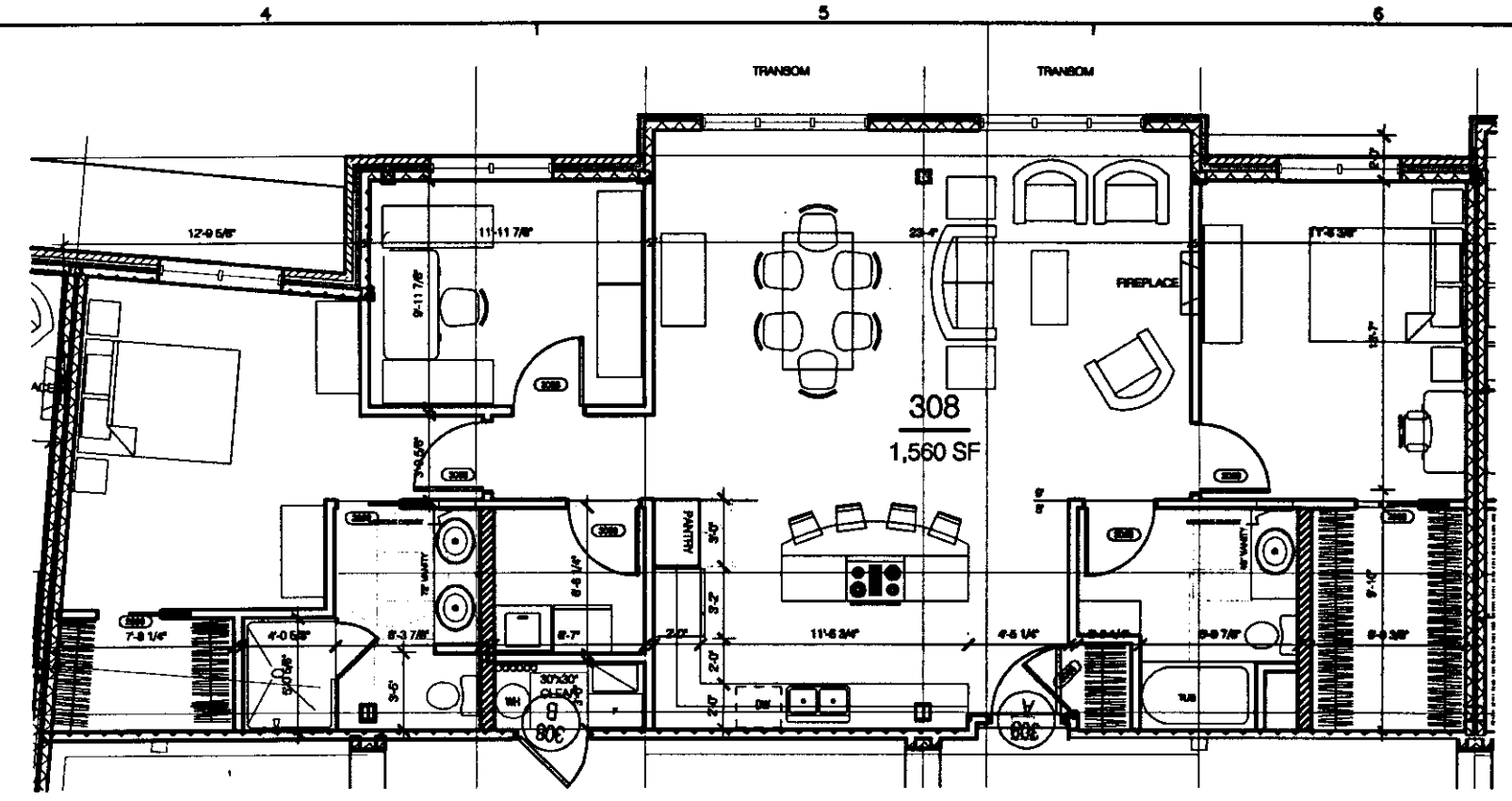
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Sheet Title:
**BUILDING 3
ENLARGED
UNIT PLANS**

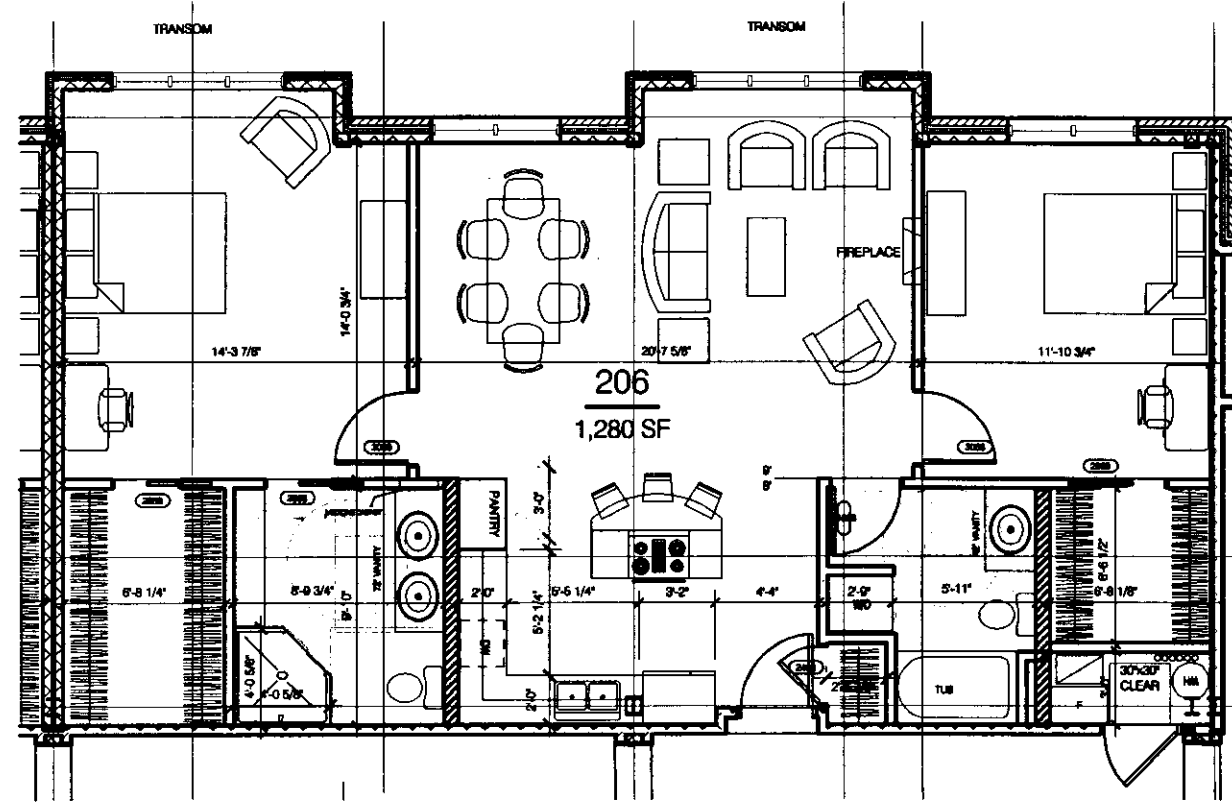
Sheet Number:
A-123R3



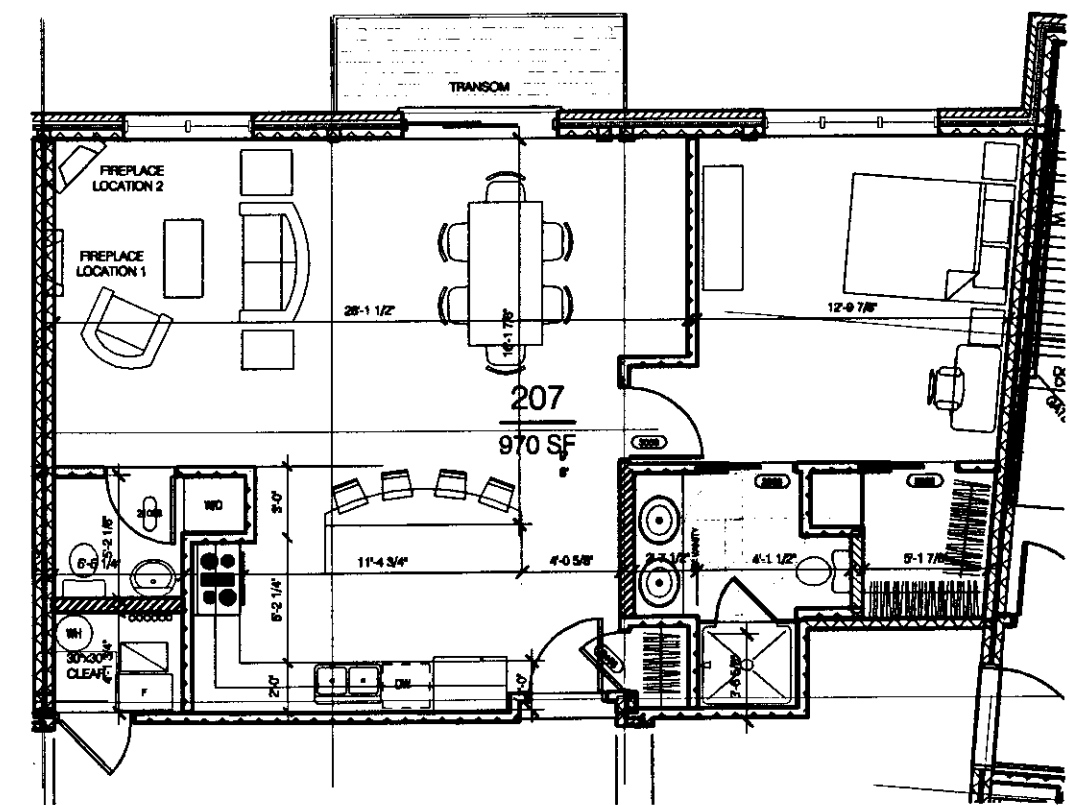
UNIT 208
1/8" = 1'-0"



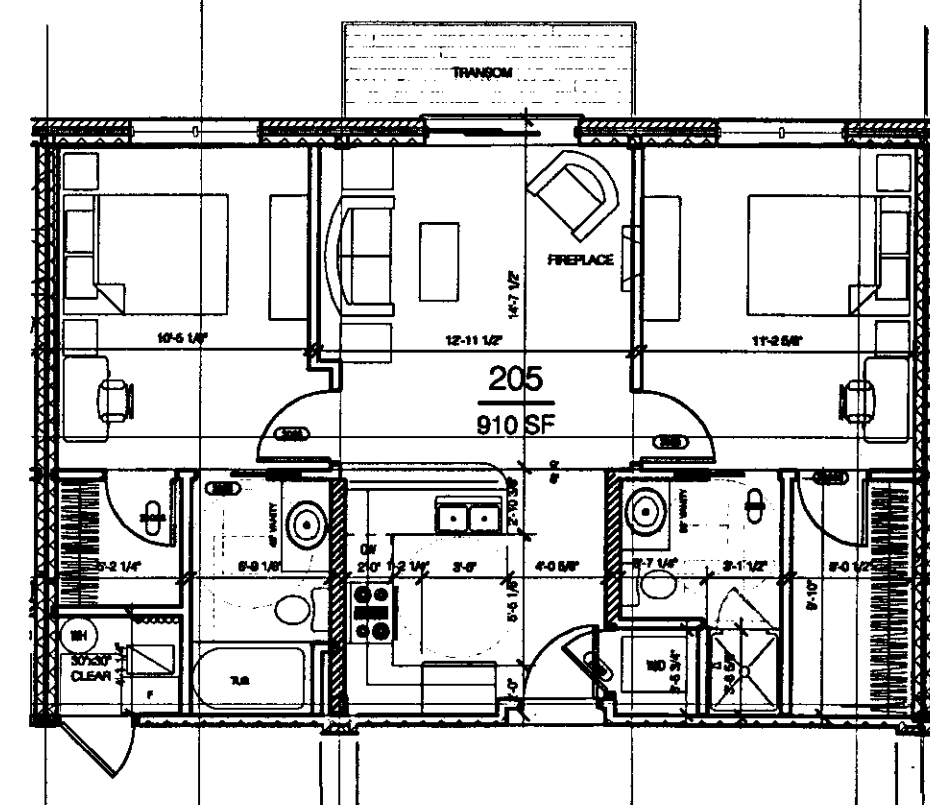
UNIT 308
1/8" = 1'-0"



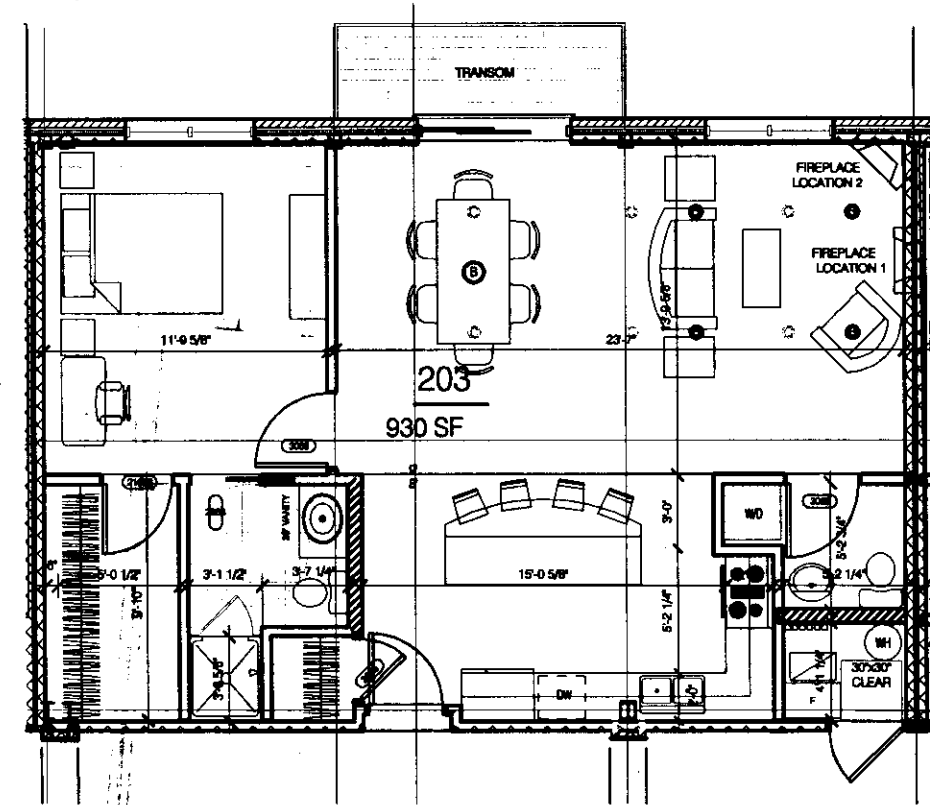
UNIT 206, 306
1/8" = 1'-0"



UNIT 207, 307
1/8" = 1'-0"

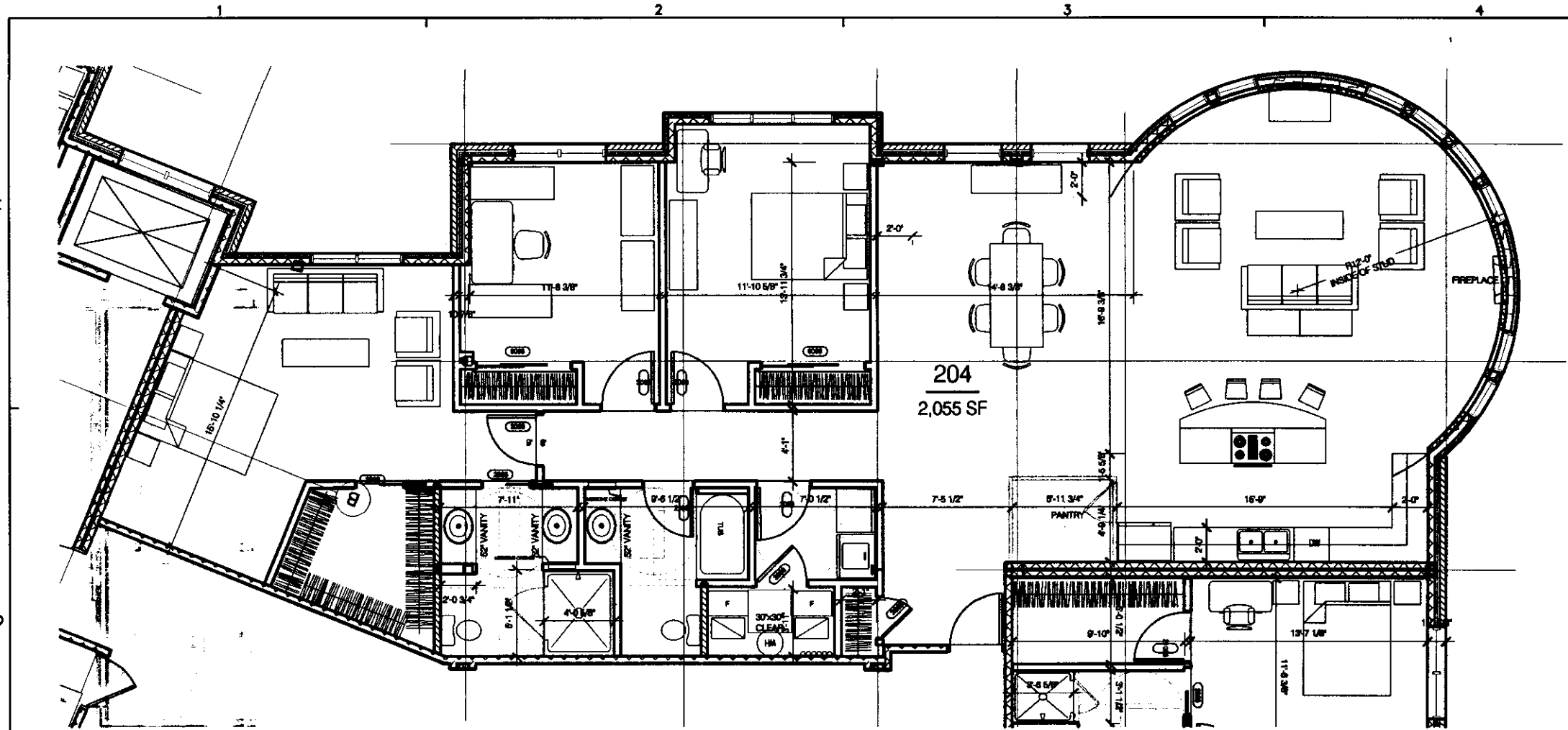


UNIT 205, 305
1/8" = 1'-0"



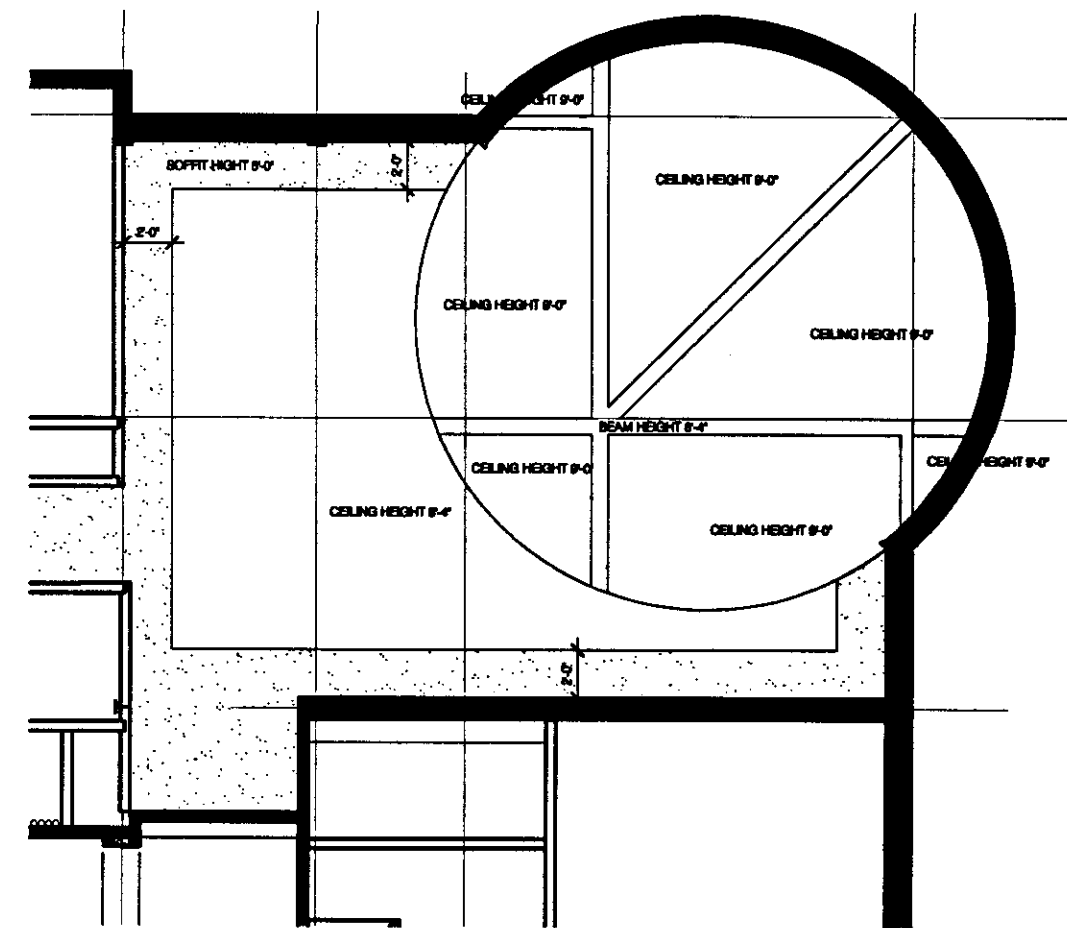
UNIT 203, 303
1/8" = 1'-0"

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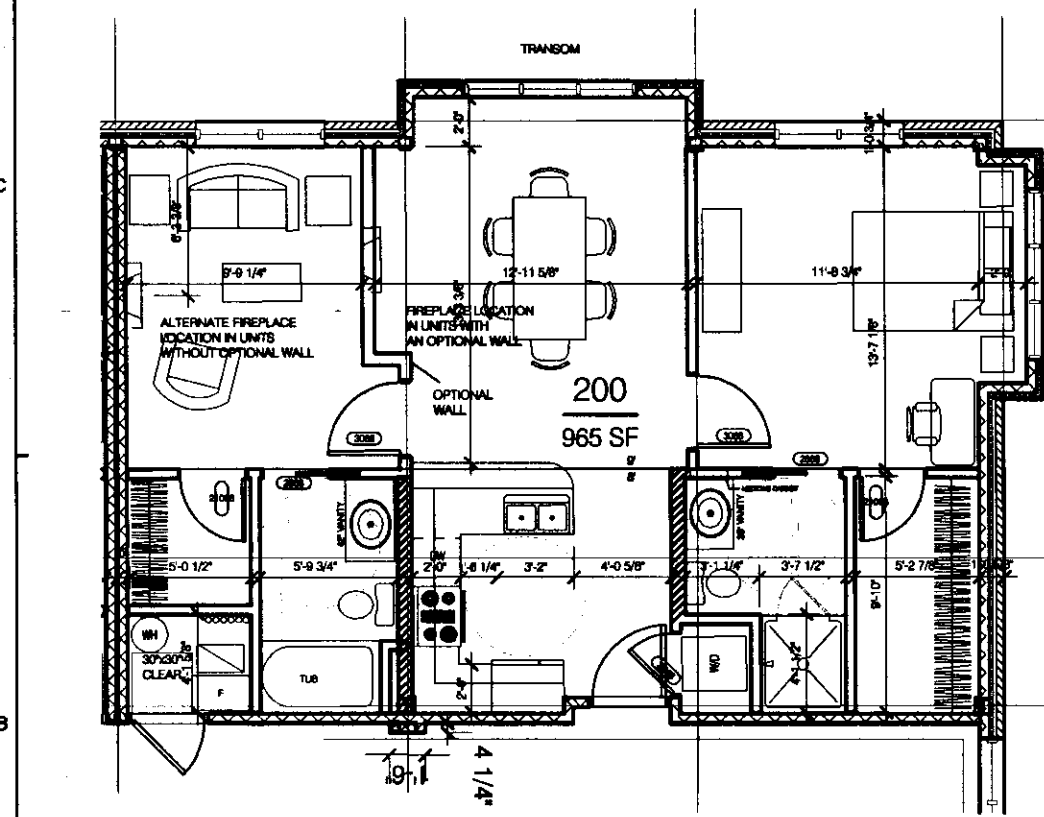
UNIT 204, 304, 404

1/8" = 1'-0"



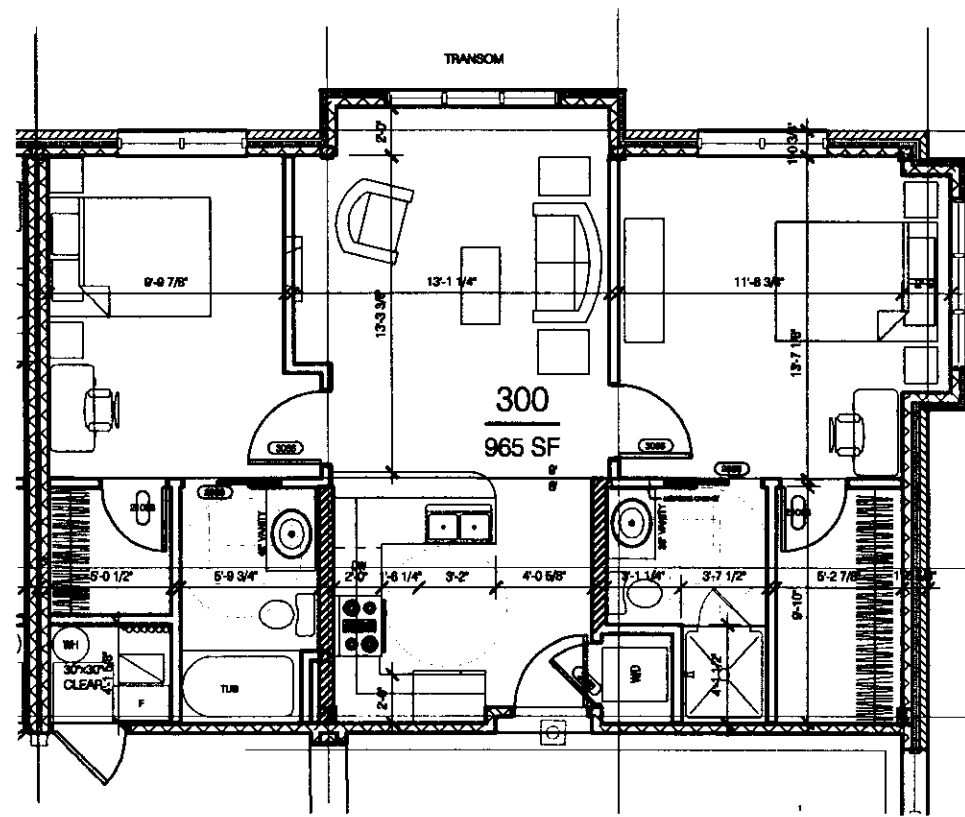
UNIT 204, 304 - REFLECTED CEILING PLAN

1/8" = 1'-0"



UNIT 200, 400

1/8" = 1'-0"



UNIT 300

1/8" = 1'-0"

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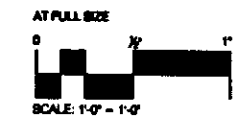
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Consultants:

Project Title
QUARRY ROAD
MIXED USE
DEVELOPMENT



Owner:

Project No.: 04.011
Drawn by:
Checked by:

Date	Description
08.02.06	CONSTRUCTION SET
08.17.06	RE-BID CONSTRUCTION SET
08.08.07	EXHIBIT DOCUMENTS

Notes:
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Sheet Title
BUILDING 4
ENLARGED
UNIT PLANS

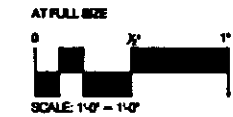
Sheet Number:
A-124R3

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Project Title
**QUARRY ROAD
MIXED USE
DEVELOPMENT**



Owner

Project No.: 04.07
Drawn by:
Checked by:

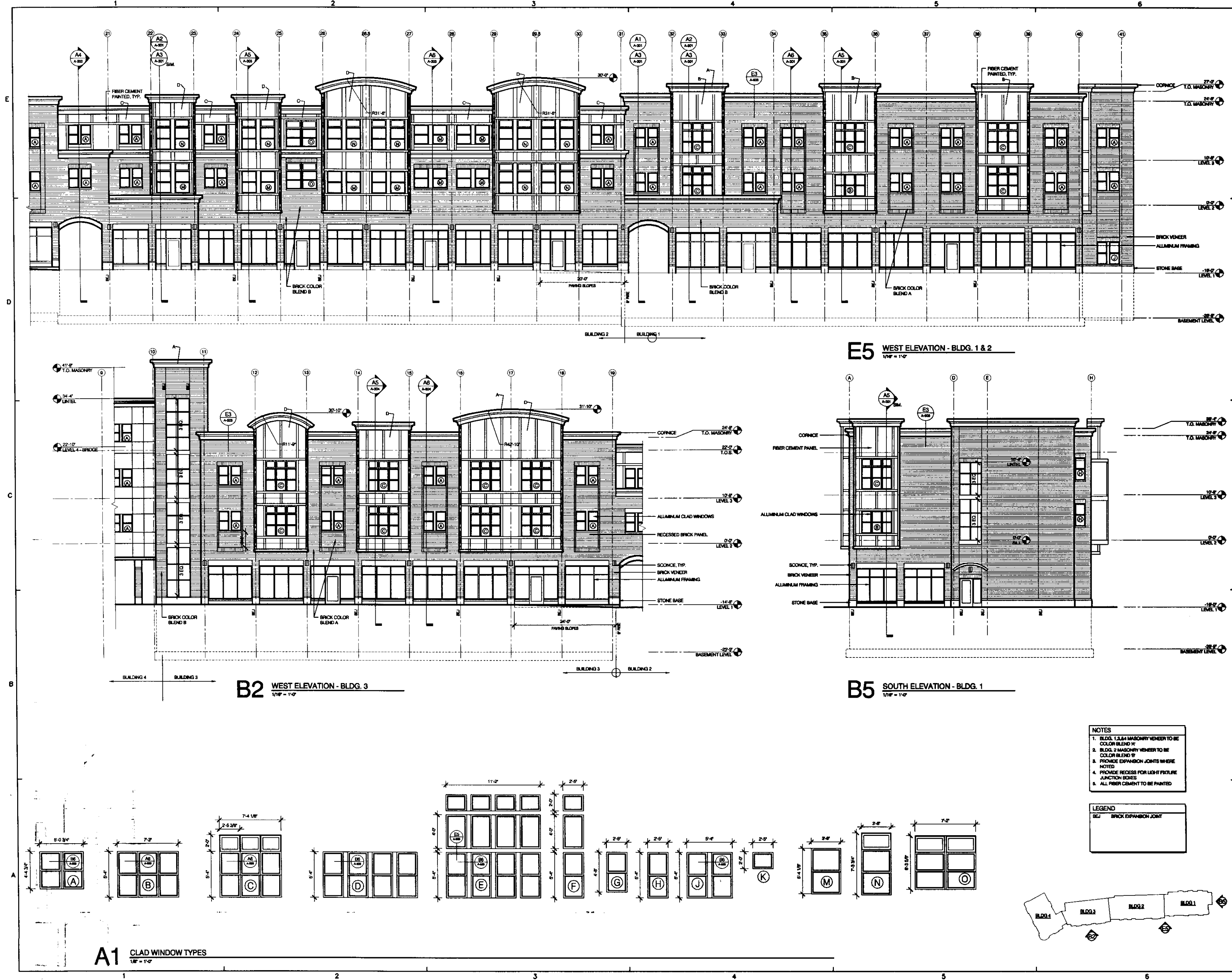
Date	Description
08.01.06	CONSTRUCTION SET
08.11.06	RE-BID CONSTRUCTION SET
05.16.07	CONDOMINIUM DOCUMENTS

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Sheet Title
**EXTERIOR
ELEVATIONS**

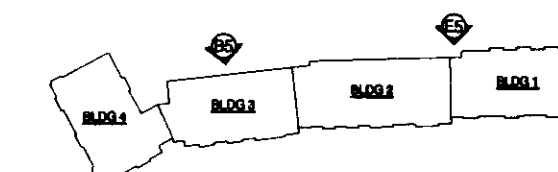
Sheet Number
A-201 R

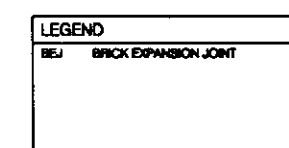




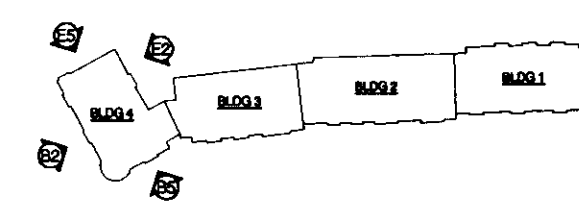
LEGEND	
BEJ	BRICK EXPANSION JOINT

Sheet Number:
A-202 R





Sheet Number
A-203 F



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Project Title
**QUARRY ROAD
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DEVELOPMENT**



Owner:

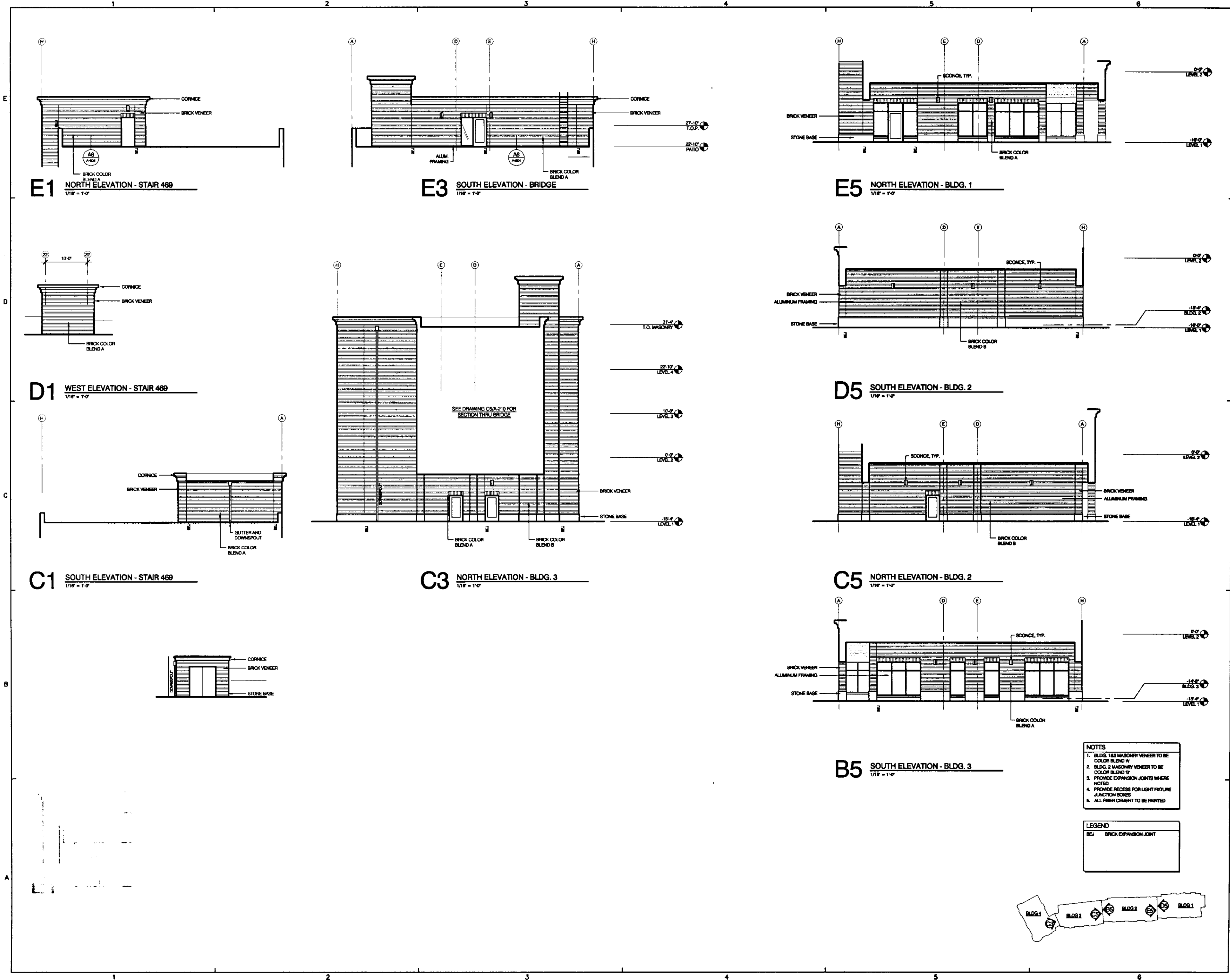
Project No.: 04-011
Drawn by:
Checked by:

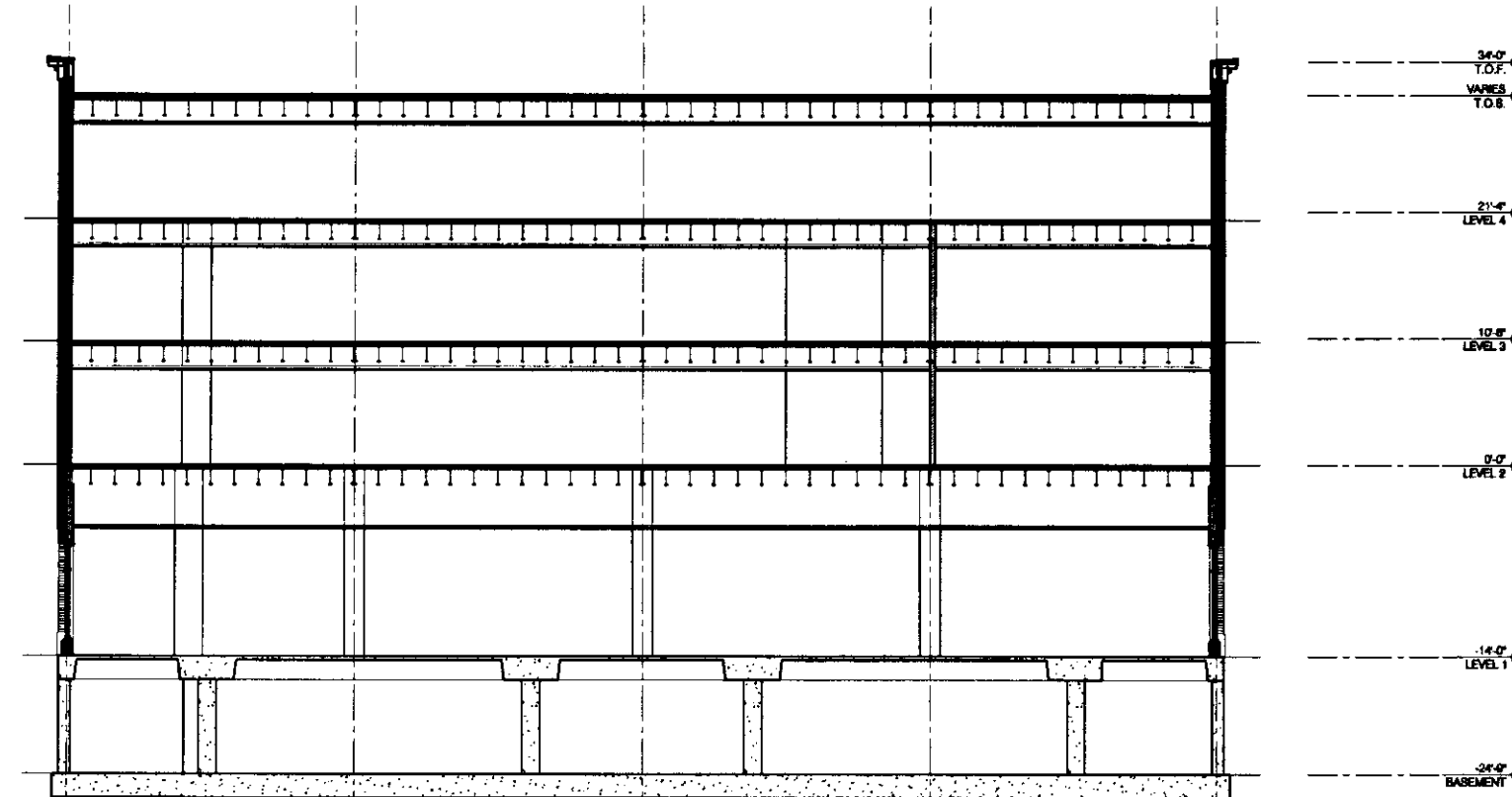
Date	Description
08/01/06	CONSTRUCTION SET
08/17/06	RE- BID CONSTRUCTION SET
05/16/07	CONDOMINIUM DOCUMENTS

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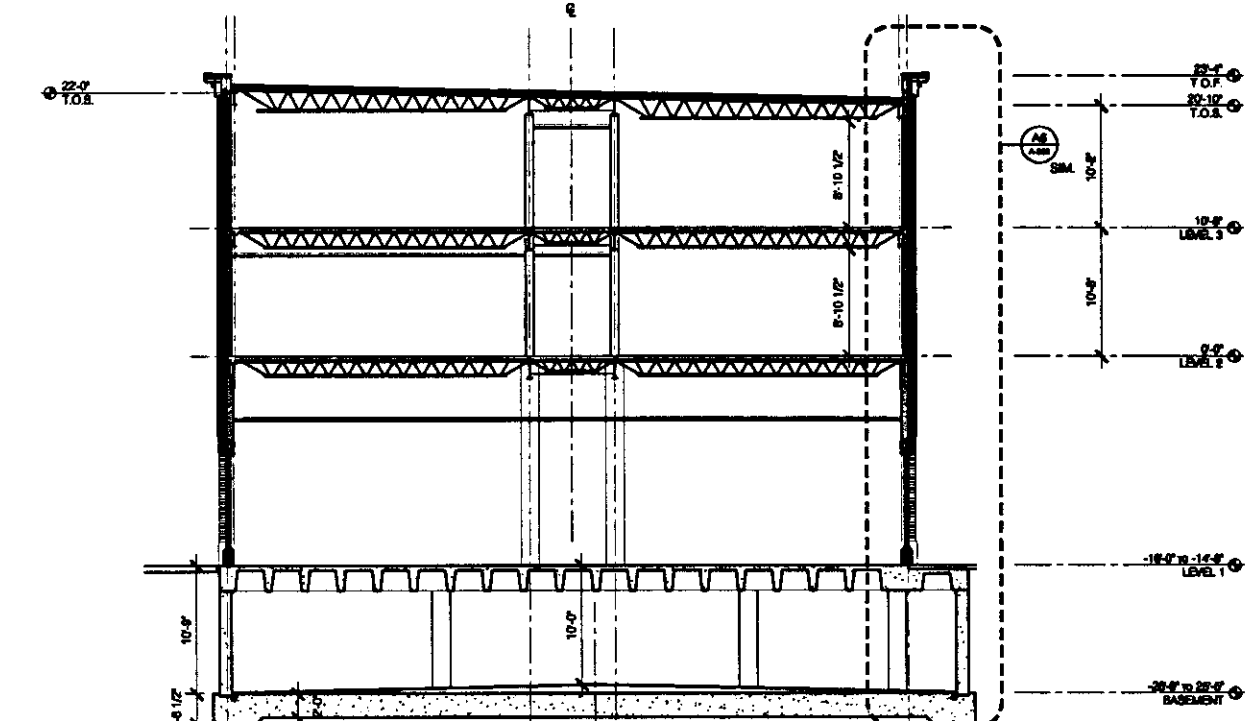
Sheet Title:
**EXTERIOR
ELEVATIONS**

Sheet Number:
A-204 R

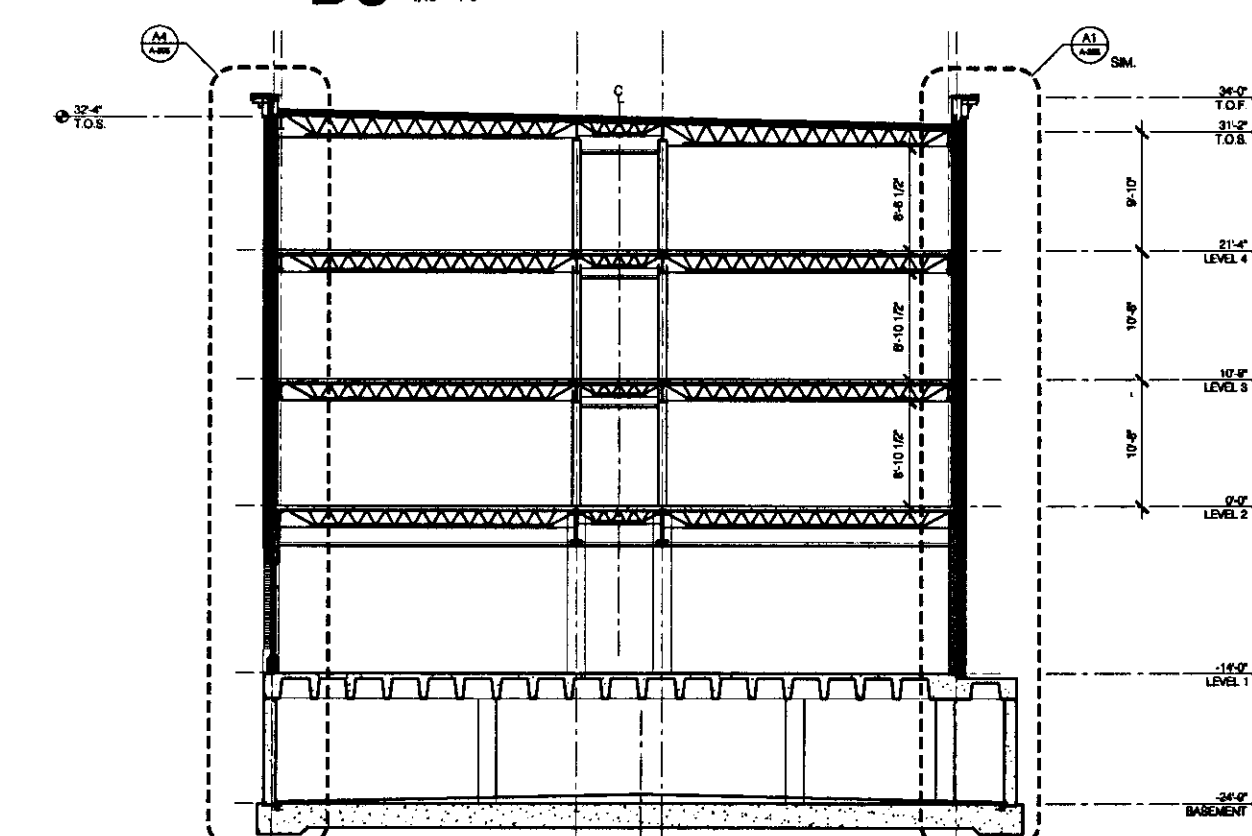




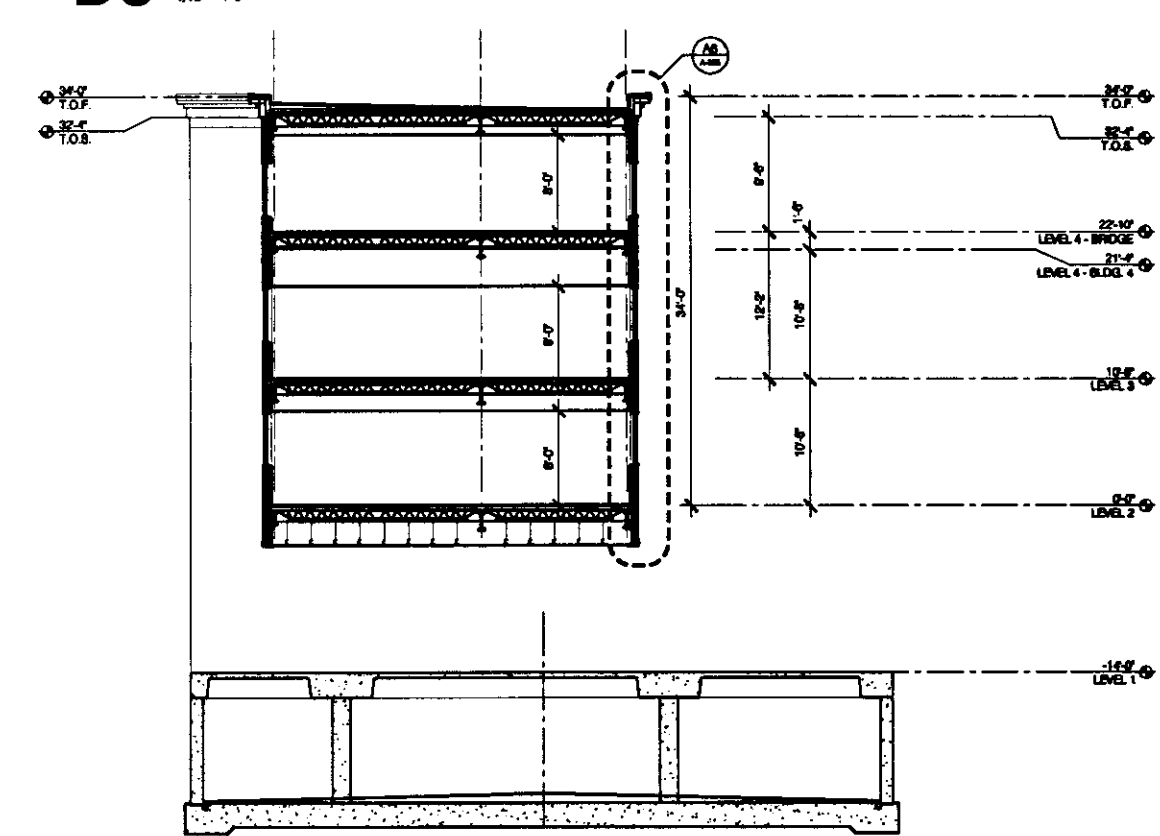
D3 BUILDING 4 - N-S SECTION
1/8" = 1'-0"



D5 BUILDINGS 3, 2, 1 - SECTION
1/8" = 1'-0"



C3 BUILDING 4 - E-W SECTION
1/8" = 1'-0"



C5 BUILDINGS 4, 3 - SECTION
1/8" = 1'-0"

Project Title:
**QUARRY ROAD
MIXED USE
DEVELOPMENT**



Owner:

Project No.: 04-07
Drawn by:
Checked by:

Issues	
Date	Description
06.01.06	CONSTRUCTION SET
06.17.06	RE- BID CONSTRUCTION SET
05.16.07	CONDOMINIUM DOCUMENTS

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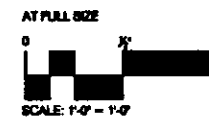
Sheet Title:
**BUILDING
SECTIONS**

Sheet Number:
A-210

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Consultant

Project Title
**QUARRY ROAD
MIXED USE
DEVELOPMENT**



Owner

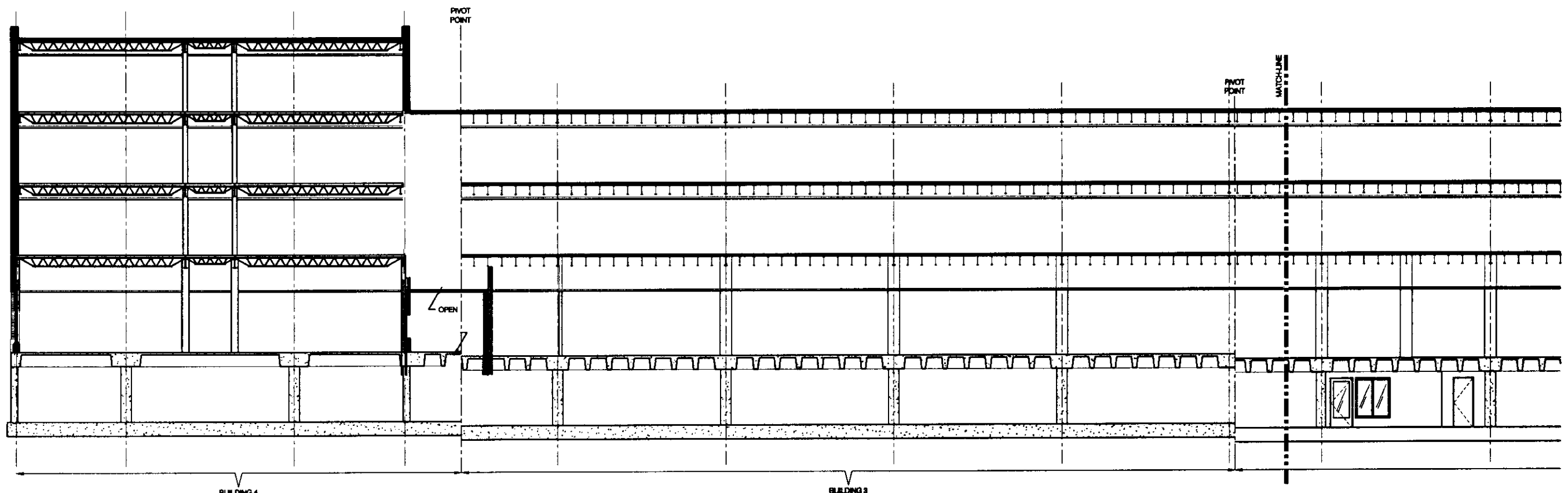
Project No.: 04-077
Drawn by:
Checked by:

Date	Description
08.06.06	CONSTRUCTION SET
08.17.06	RE-BID CONSTRUCTION SET
05.06.07	CONDOMINIUM DOCUMENTS

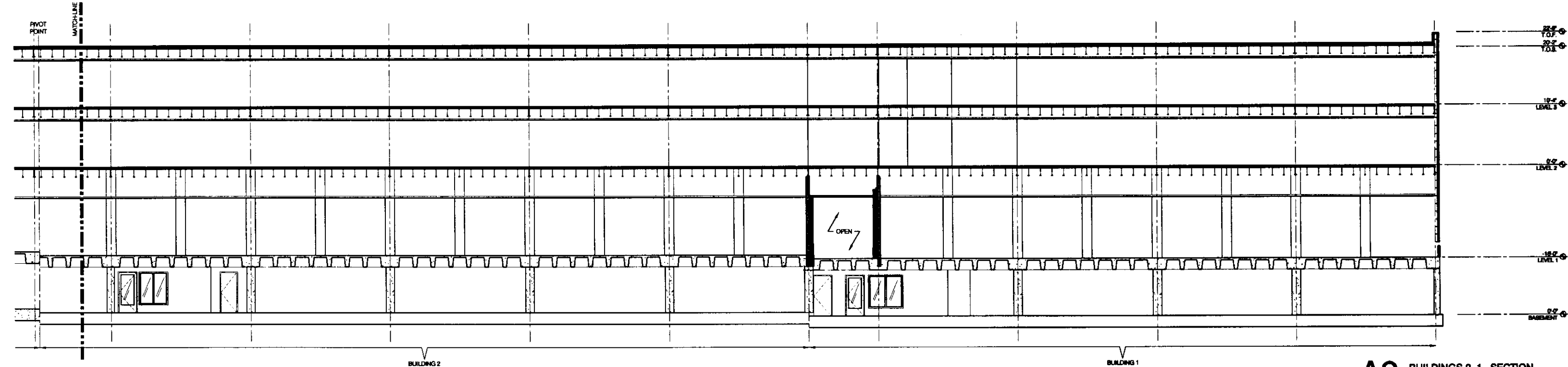
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Sheet Title:
**BUILDING
SECTIONS**

Sheet Number:
A-211



C2 BUILDINGS 4, 3 - SECTION
1/8" = 1'-0"



A2 BUILDINGS 2, 1 - SECTION
1/8" = 1'-0"

Consultants:

Project Title
**QUARRY ROAD
MIXED USE
DEVELOPMENT**

AT FULL SIZE

0 1/2

SCALE: 1" = 1'-0"

Owner

Project No.: 04.07
Drawn by:
Checked by:

Date	Description
08.01.06	CONSTRUCTION SET
08.17.06	RE- BID CONSTRUCTION SET
05.16.07	CONDOMINIUM DOCUMENTS

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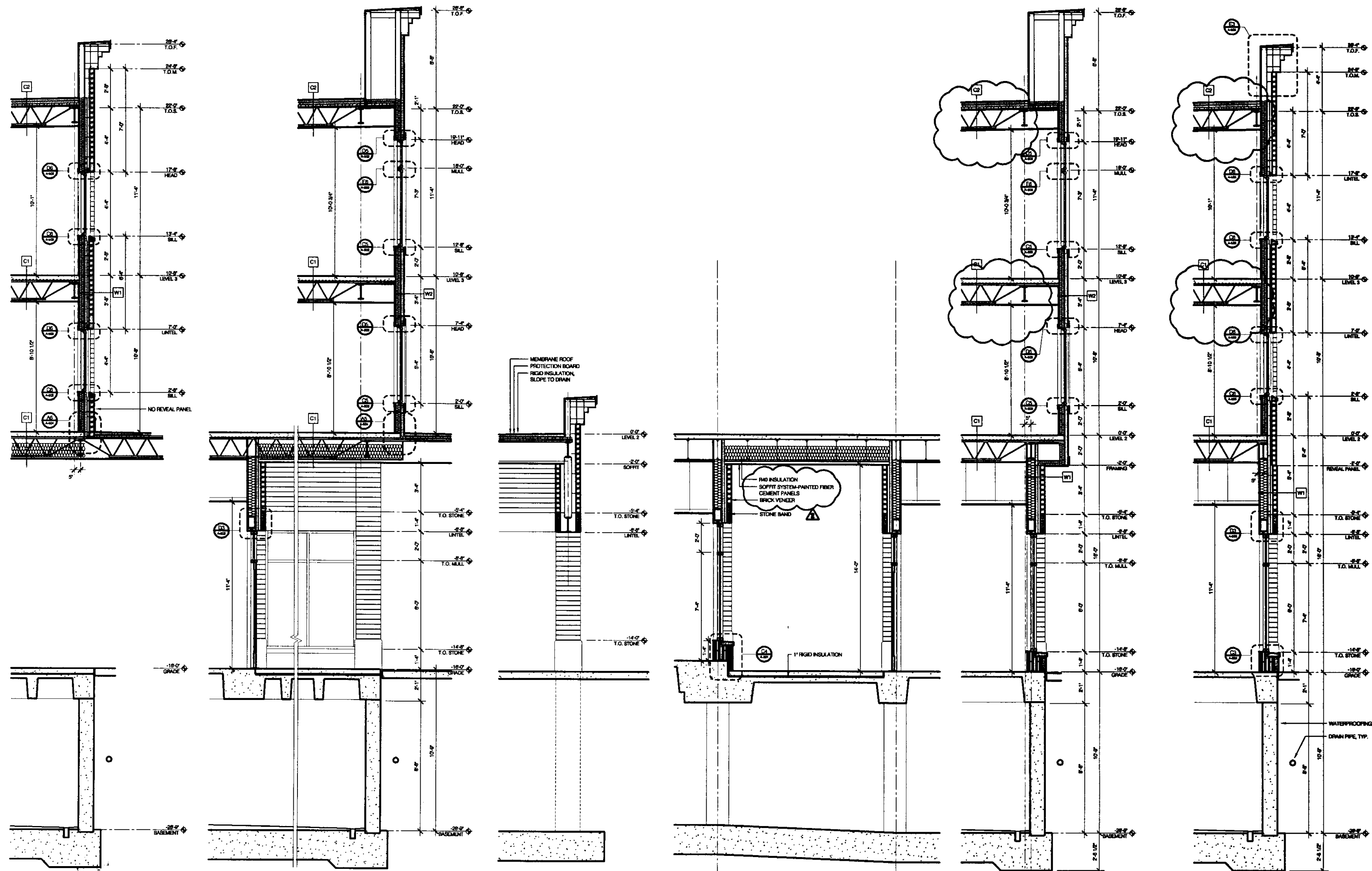
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Sheet Title:

WALL SECTIONS

Sheet Number:
A-301



A1 WALL SECTION - BLDG. 1
3/16" = 1'-0"

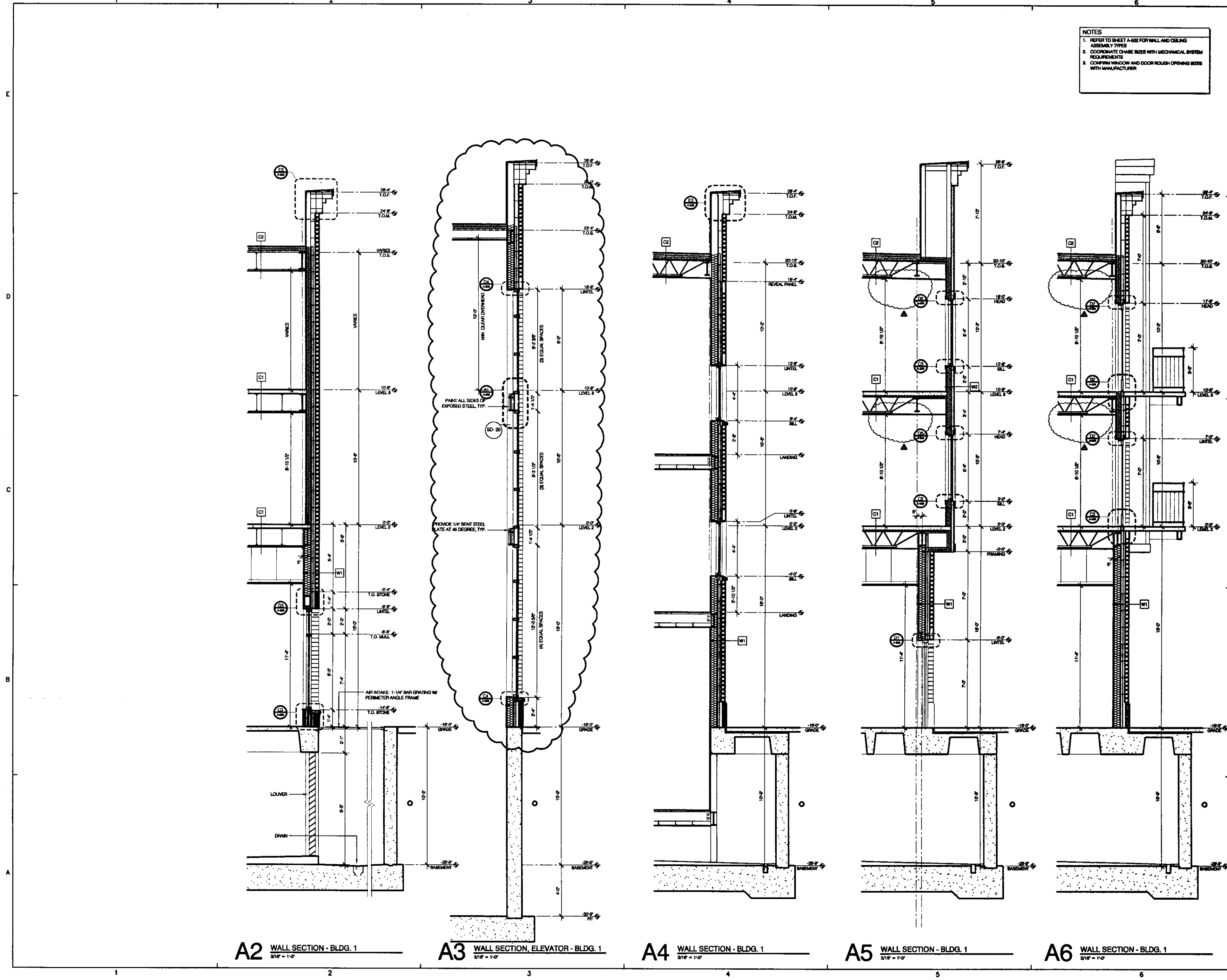
A2 WALL SECTION - BLDG. 1
3/16" = 1'-0"

A3 WALL SECTION - BLDG. 1
3/16" = 1'-0"

A4 WALL SECTION - PASSAGE BLDG. 1 & 2
3/16" = 1'-0"

A5 WALL SECTION - BLDG. 1
3/16" = 1'-0"

A6 WALL SECTION - BLDG. 1
3/16" = 1'-0"



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Consultants

Project Title:
**QUARRY ROAD
MIXED USE
DEVELOPMENT**

Scale:
AT FULL SIZE
SCALE 1/4" = 1'-0"

Owner:

Project No.: 04-071
Drawn by:
Checked by:

Date	Description
08.01.06	CONSTRUCTION SET
08.17.06	RE-BID CONSTRUCTION SET
09.16.07	CONDOMINIUM DOCUMENTS

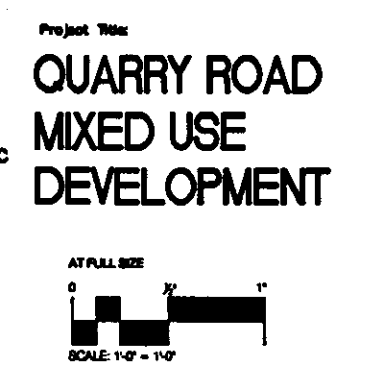
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Sheet Title:
WALL SECTIONS

Sheet Number:
A-302

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Issues	
Date	Description
08.01.06	CONSTRUCTION SET
08.11.06	RE- BID CONSTRUCTION SET
05.16.07	CONDOMINIUM DOCUMENTS

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A2 WALL SECTION - BLDG. 2
3/16" = 1'-0"

A3 WALL SECTION - BLDG. 2
3/16" = 1'-0"

A4 WALL SECTION - BLDG. 2
3/16" = 1'-0"

A5 WALL SECTION - BLDG. 2
3/16" = 1'-0"

A6 WALL SECTION - BLDG. 2
3/16" = 1'-0"

	Consultants
--	--------------------

Project Title:

**QUARRY ROAD
MIXED USE
DEVELOPMENT**

AT FULL SIZE

0 1/2 1

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

Owner:

Project No: 04.071
Drawn by
Checked by

Date	Description
08.01.06	CONSTRUCTION SET
08.17.06	RE - BID CONSTRUCTION SET
05.16.07	CONDOMINIUM DOCUMENTS

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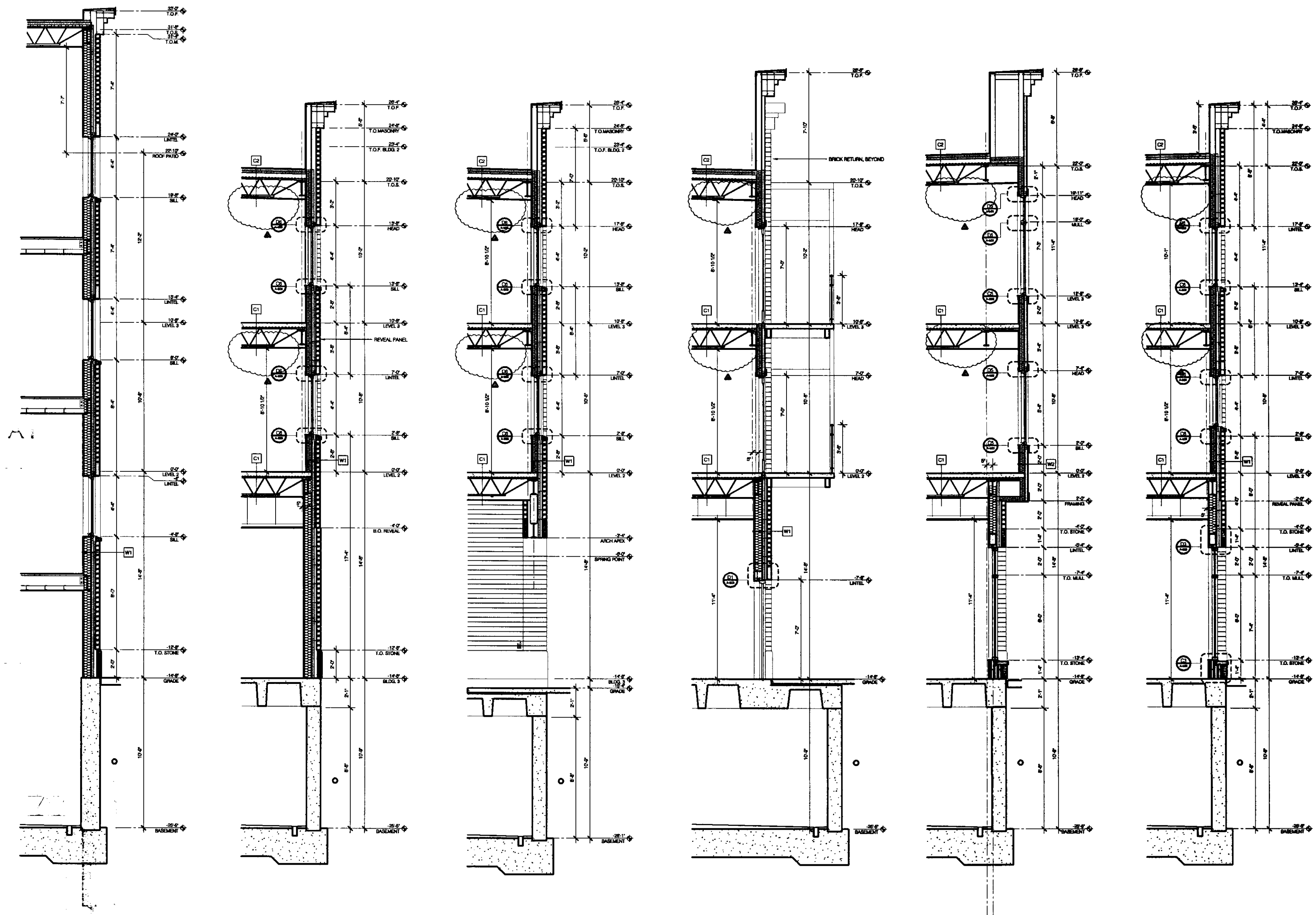
Sheet Title:

A WALL SECTIONS

100

Sheet Number:
A-304

NOTES



A1 WALL SECTION - BLDG. 3

A2 WALL SECTION - BLDG. 3

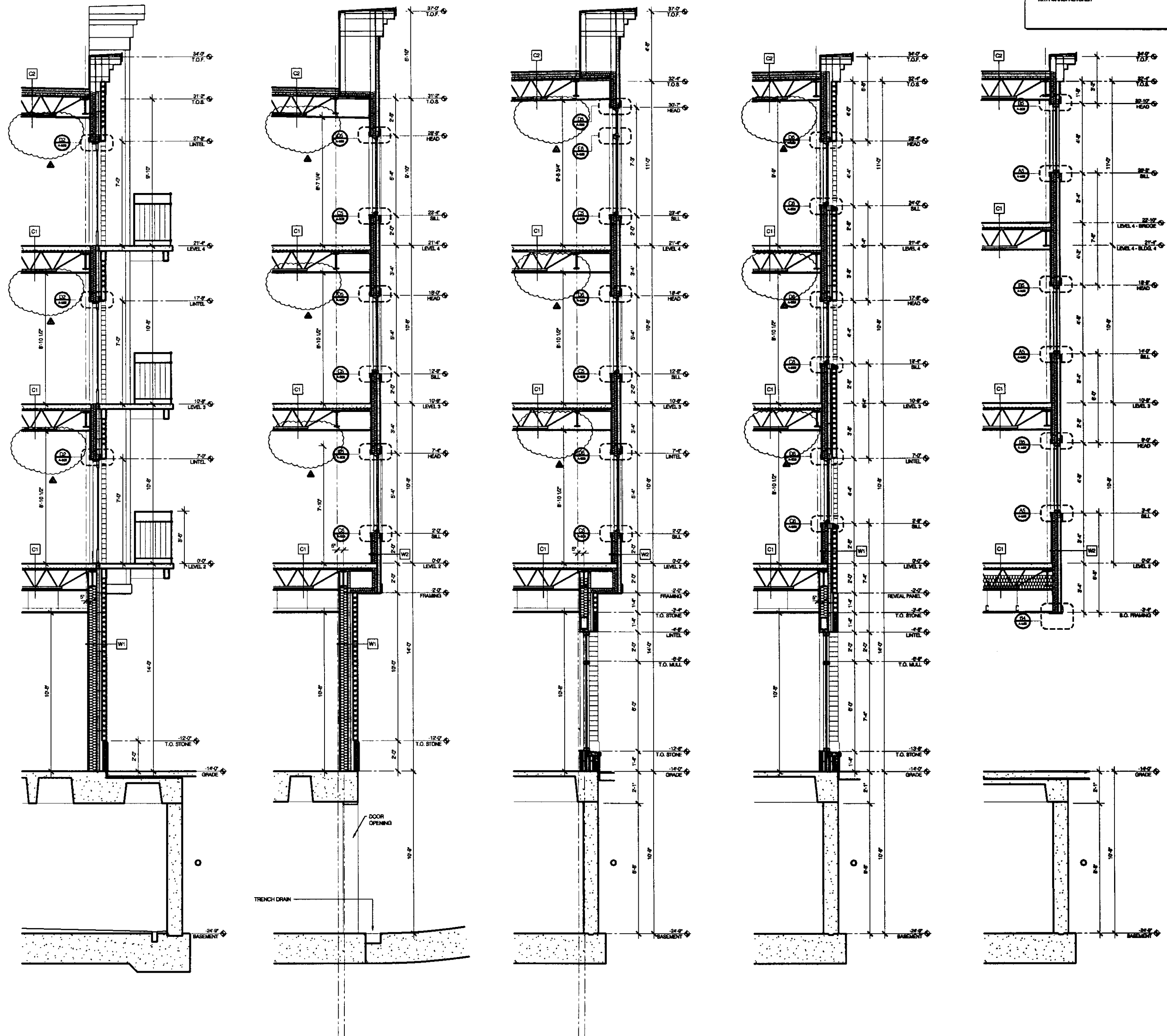
A3 WALL SECTION - BLDG. 3

A4 WALL SECTION - BLDG. 3

A5 WALL SECTION - BLDG. 3

A6 WALL SECTION - BLDG. 3

- NOTES
1. REFER TO SHEET A-302 FOR WALL AND CEILING ASSEMBLY TYPES
 2. COORDINATE CHASE SIZES WITH MECHANICAL SYSTEM REQUIREMENTS
 3. CONFIRM WINDOW AND DOOR ROUGH OPENING SIZES WITH MANUFACTURER



A2 WALL SECTION - BLDG. 4
3/16" = 1'-0"

A3 WALL SECTION - BLDG. 4
3/16" = 1'-0"

A4 WALL SECTION - BLDG. 4
3/16" = 1'-0"

A5 WALL SECTION - BLDG. 4
3/16" = 1'-0"

A6 WALL SECTION - BLDG. 4
3/16" = 1'-0"

Project Title
**QUARRY ROAD
MIXED USE
DEVELOPMENT**



Project No.: 04-017
Drawn by:
Checked by:

Issues

Date	Description
08.01.06	CONSTRUCTION SET
08.17.06	RE-BID CONSTRUCTION SET
05.16.07	CONDOMINIUM DOCUMENTS

Notes

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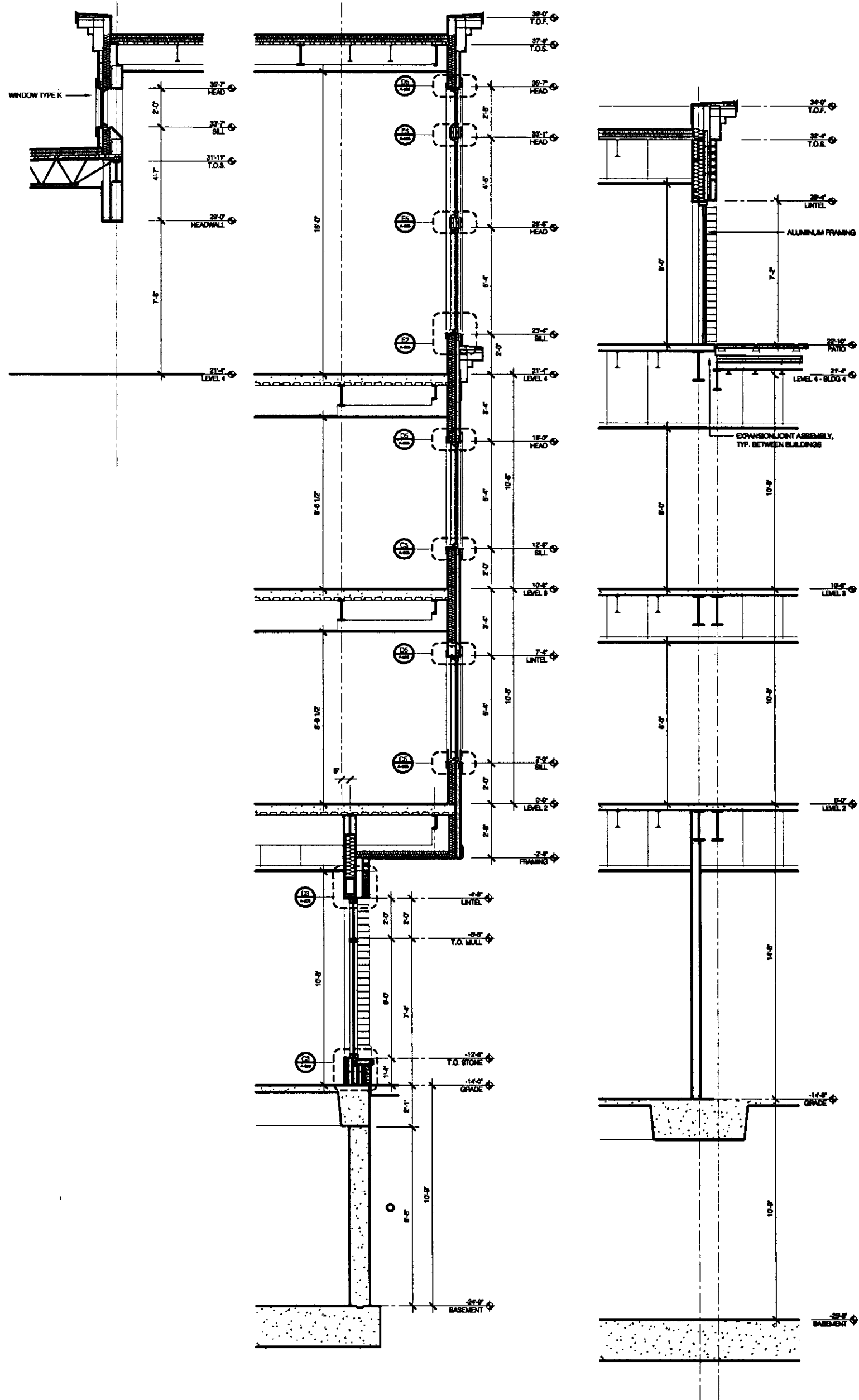
Sheet Title
WALL SECTIONS

Sheet Number
A-305

- NOTES
1. REFER TO SHEET A-302 FOR WALL AND CEILING ASSEMBLY TYPES

2. COORDINATE CHASE SIZES WITH MECHANICAL SYSTEM REQUIREMENTS

3. CONFIRM WINDOW AND DOOR ROUGH OPENING SIZES WITH MANUFACTURER



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111 E. COLLEGE ST. IOWA CITY, IA 52240
319-338-7878 319-338-7879 FAX

Consultants

Project Title
QUARRY ROAD
MIXED USE
DEVELOPMENT



Owner:

Project No.: 04-07
Drawn by:
Checked by:

Issues	
Date	Description
08.01.06	CONSTRUCTION SET
08.17.06	RE-BID CONSTRUCTION SET
08.16.07	CONDOMINIUM DOCUMENTS

Notes:
READ EVERY ALL DIMENSIONS AND CLEARANCES.
DO NOT SCALE DIMENSIONS. CONSULT SHOP DRAWINGS AND OTHER APPROPRIATE DOCUMENTS.
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Sheet Title
WALL SECTIONS

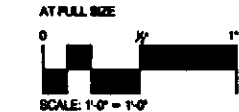
Sheet Number:
A-306

A5 WALL SECTION-BLDG. 4
3/16" = 1'-0"

A6 WALL SECTION-BLDG. 4
3/16" = 1'-0"

Consultants:

Project Title:
QUARRY ROAD
MIXED USE
DEVELOPMENT



Owner:

Project No.: 04.07
Drawn by:
Checked by:

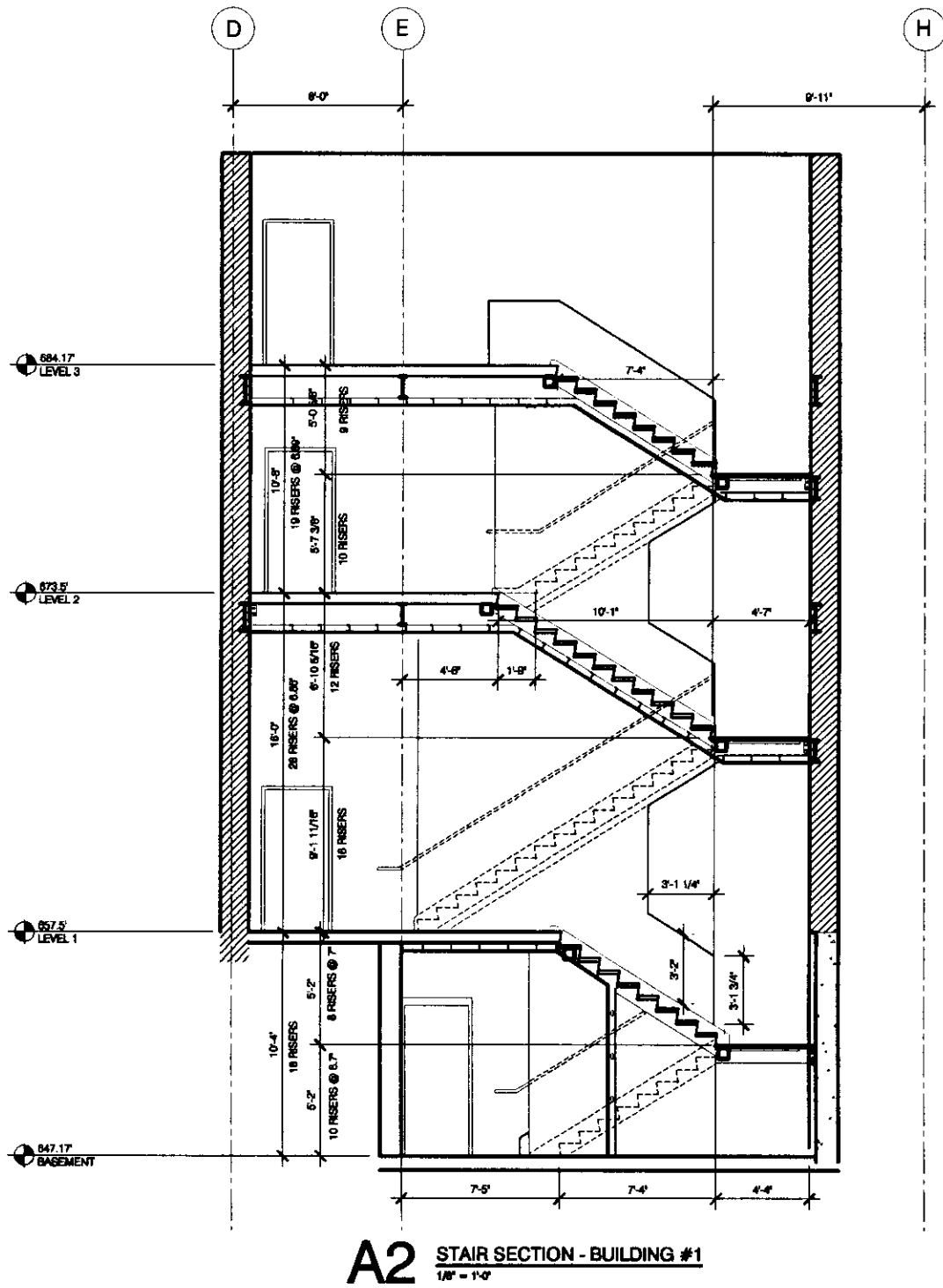
Revisions	
Date	Description
08.01.06	CONSTRUCTION SET
08.11.06	RE-BID CONSTRUCTION SET
05.16.07	CONDOMINIUM DOCUMENTS

Notes:
1. VERIFY ALL DIMENSIONS AND CLEARANCES
2. SEE SLOPE DRAWS, GENERAL SHOP DRAWINGS AND
3. OTHER APPROPRIATE DRAWINGS.
4. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORD WITH THE
5. SPECIFICATIONS FOR ACCURACY AND PERFORMANCE.
6. SEE SLOPE DRAWS, S.D. AND PROJECT MANUAL.

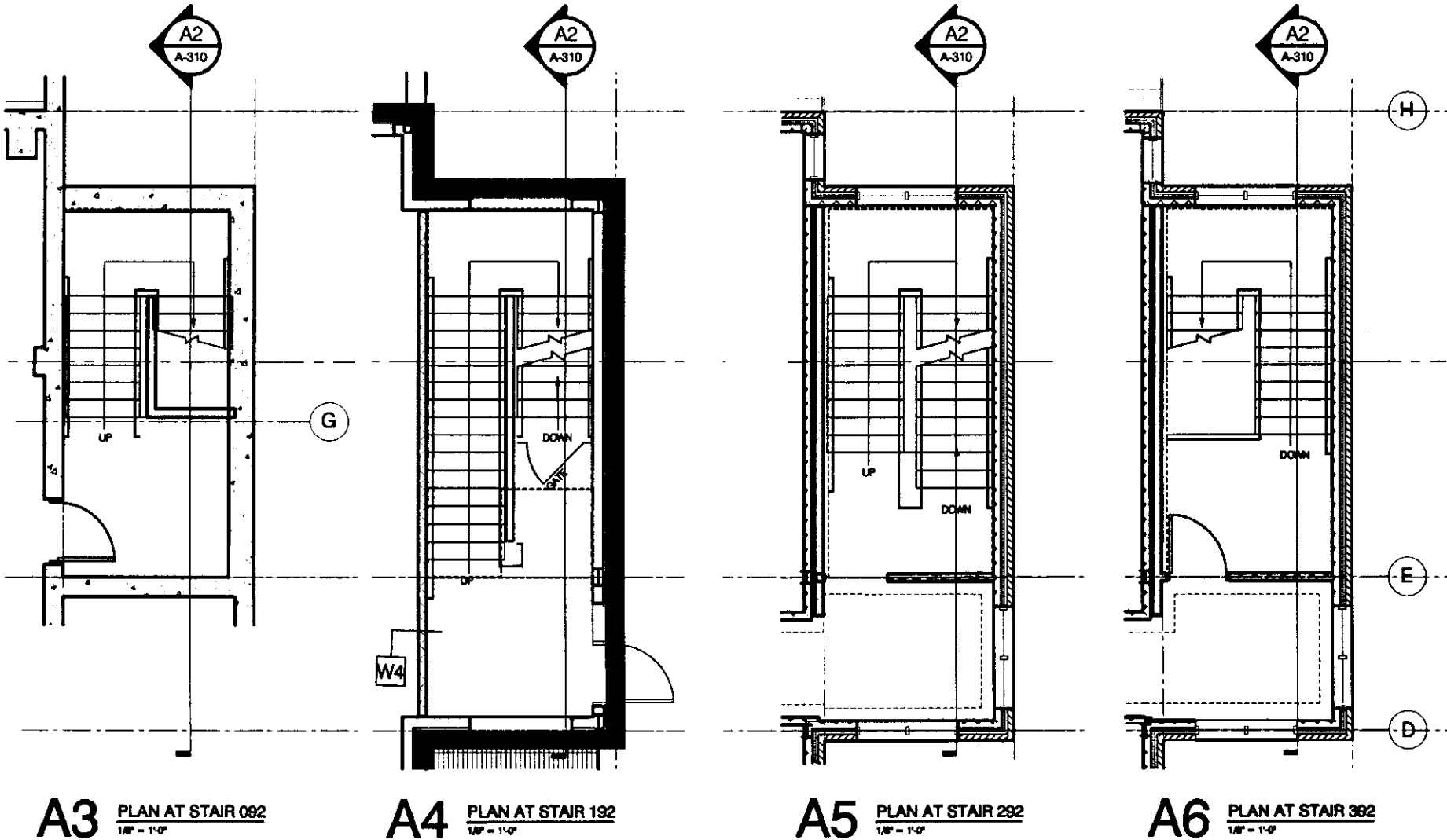
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Sheet Title:
STAIR PLANS
AND SECTIONS

Sheet Number:
A-310



GENERAL NOTES
1. HANDRAILS SHALL RETURN TO A WALL, GUARD, OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT. WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN FLIGHTS, THE HANDRAILS SHALL EXTEND HORIZONTALLY AT LEAST 12 INCHES BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER.





GENERAL NOTES

1. HANDRAILS SHALL RETURN TO A WALL, GUARD, OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT. WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN FLIGHTS, THE HANDRAILS SHALL EXTEND HORIZONTALLY AT LEAST 12 INCHES BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER.



Issues:	
Date	Description
06.01.06	CONSTRUCTION SET
06.07.06	RE- BID CONSTRUCTION SET
05.16.07	CONDOMINIUM DOCUMENTS

Notes

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INSTALLATION FOR ACCURACY AND MIN-INTERFERENCE
WITH EXISTING TRADES. READ PROJECT MANUAL.

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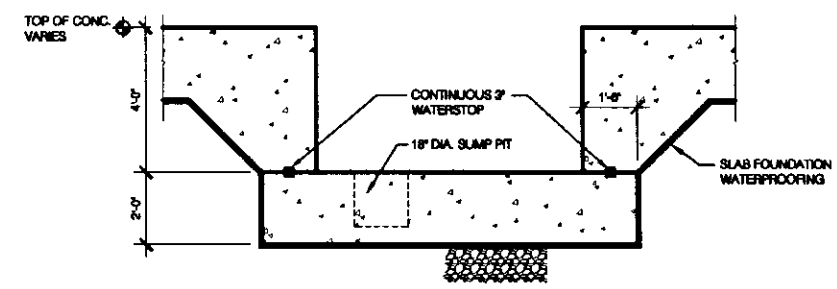
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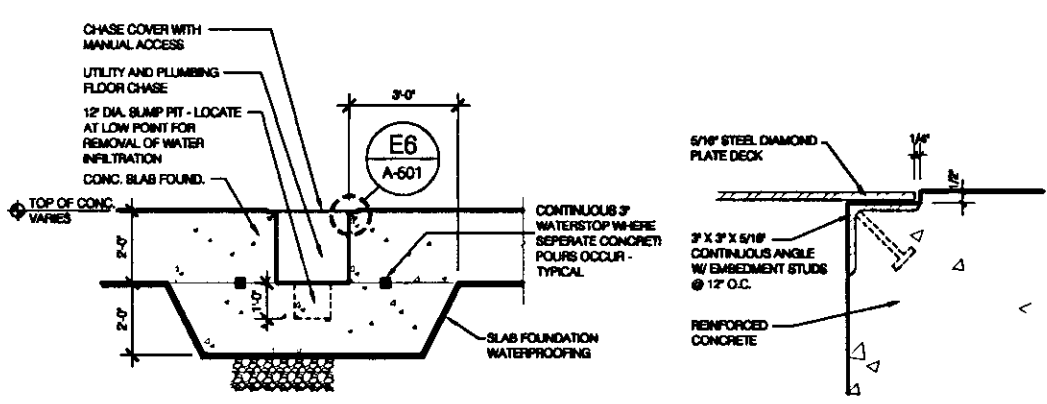
Sheet Title:

**A STAIR PLANS
AND SECTIONS**

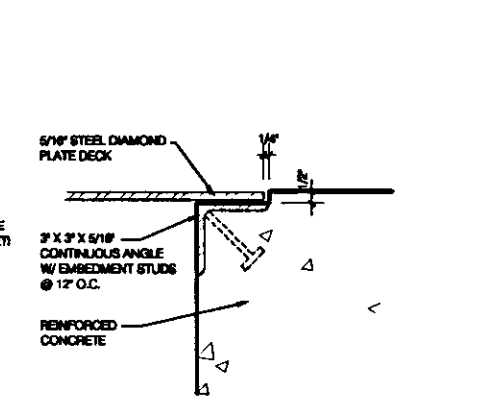
Sheet Number:
A-311



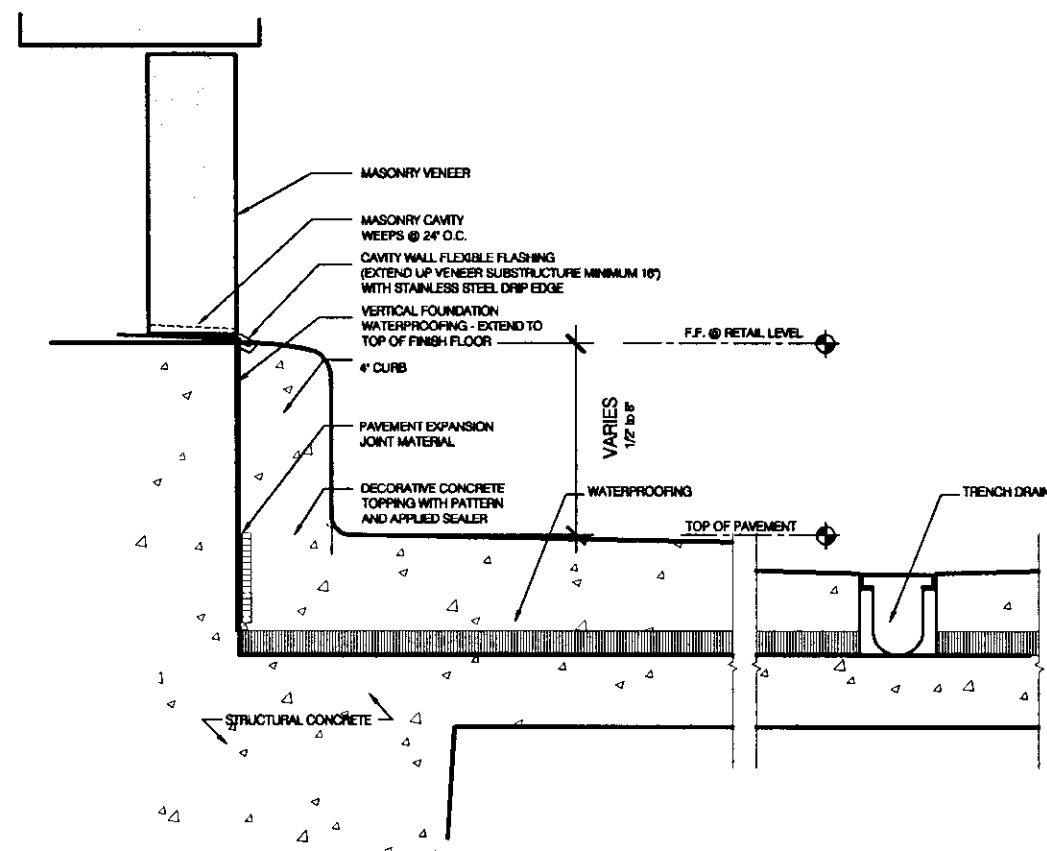
E4 ELEVATOR PIT DETAIL
3/16" = 1'-0"



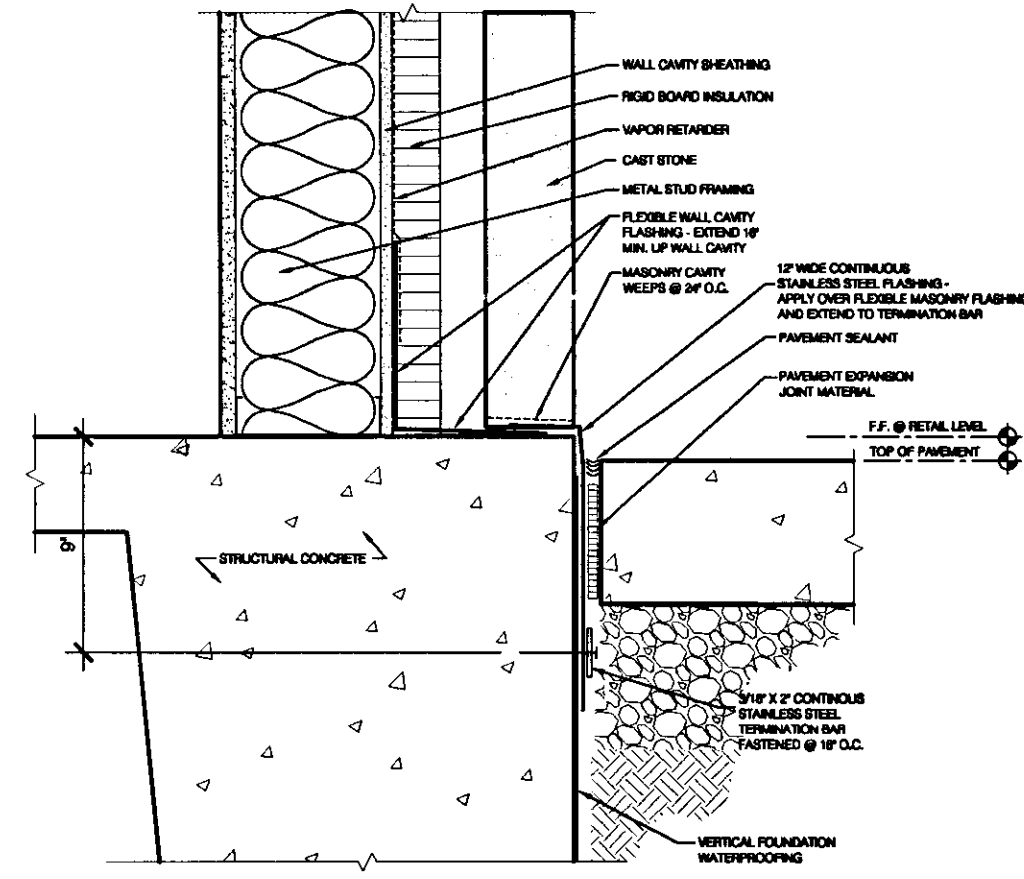
E5 FOOTING UTILITY CHASE DETAIL
3/16" = 1'-0"



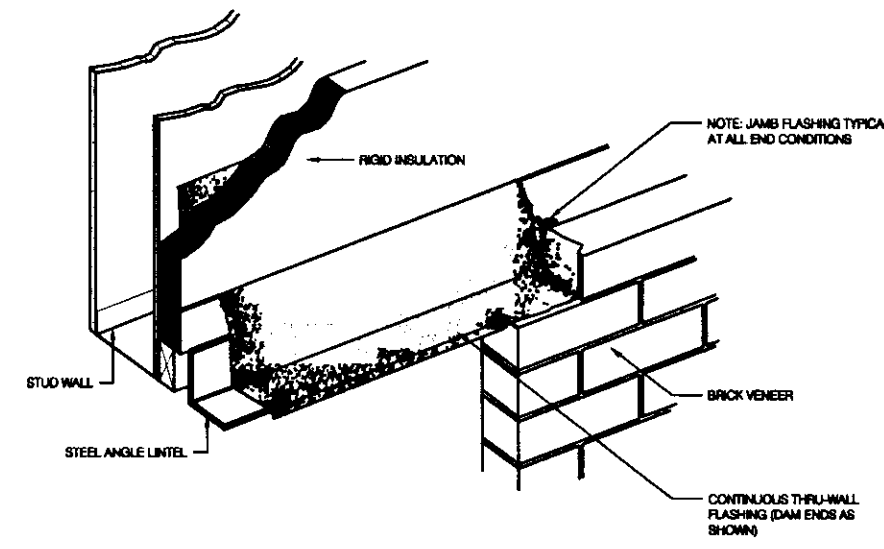
E6 PLATE BEARING DETAIL
1/16" = 1'-0"



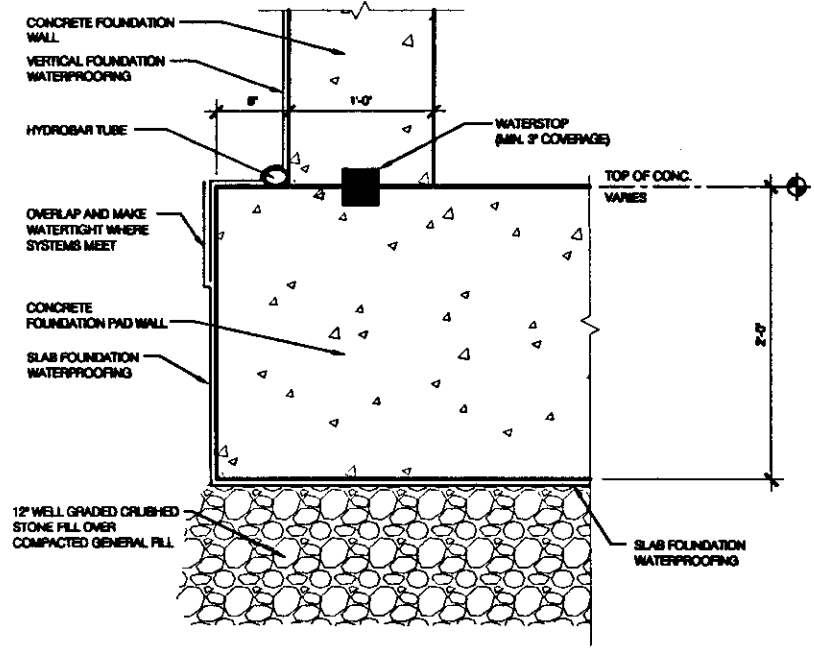
C4 WATERPROOFING DETAIL @ BUILDING WALK THROUGHS
1/16" = 1'-0"



C5 WATERPROOFING DETAIL @ GRADE
1/16" = 1'-0"

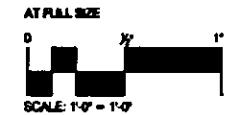


A4 TYPICAL LINTEL FLASHING DETAIL
N.T.S.



A5 FOOTING WATERPROOFING DETAIL, TYPICAL
3/4" = 1'-0"

Project Title
**QUARRY ROAD
MIXED USE
DEVELOPMENT**



Project No.: 04.071
Drawn by:
Checked by:

Date	Description
08.01.08	CONSTRUCTION SET
08.11.08	RE-BID CONSTRUCTION SET
05.16.07	CONDOMINIUM DOCUMENTS

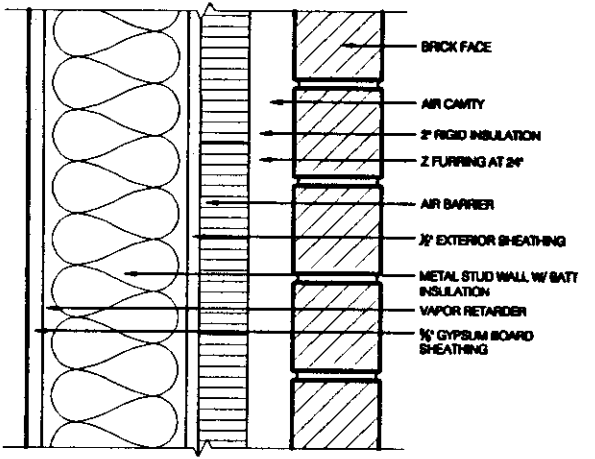
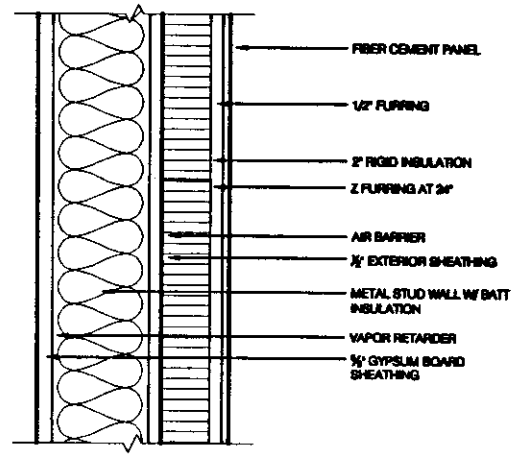
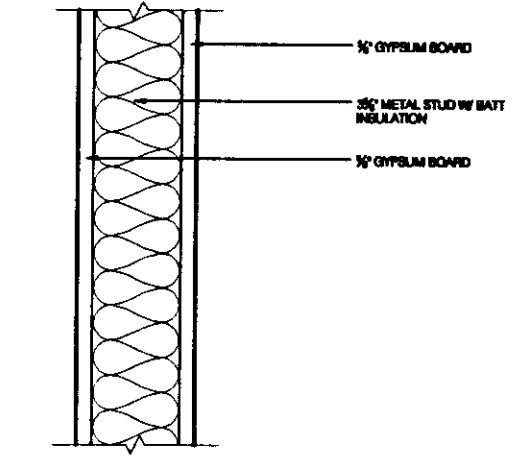
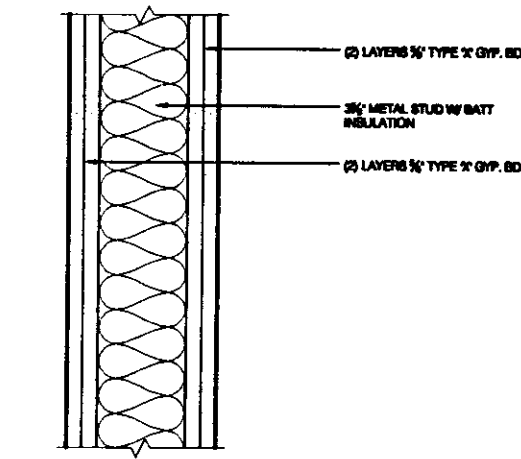
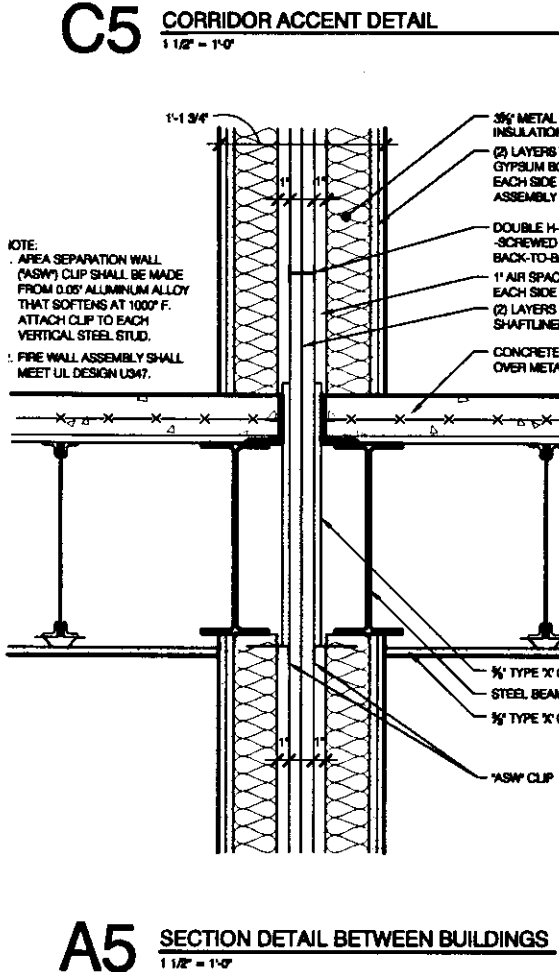
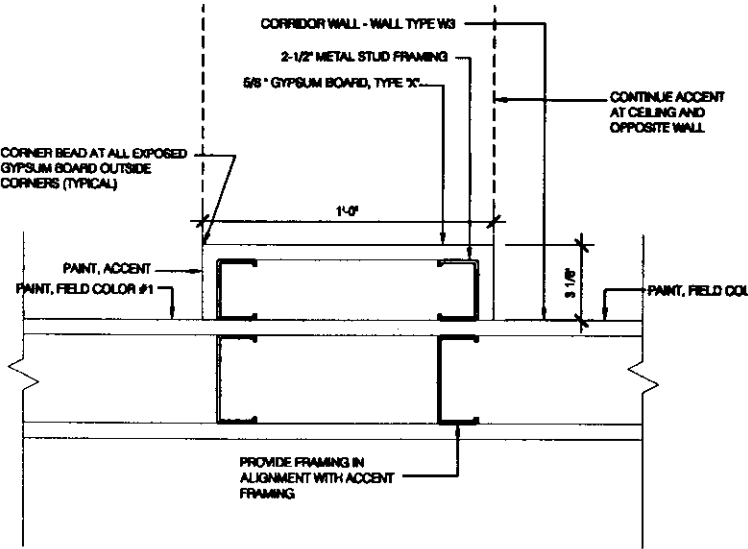
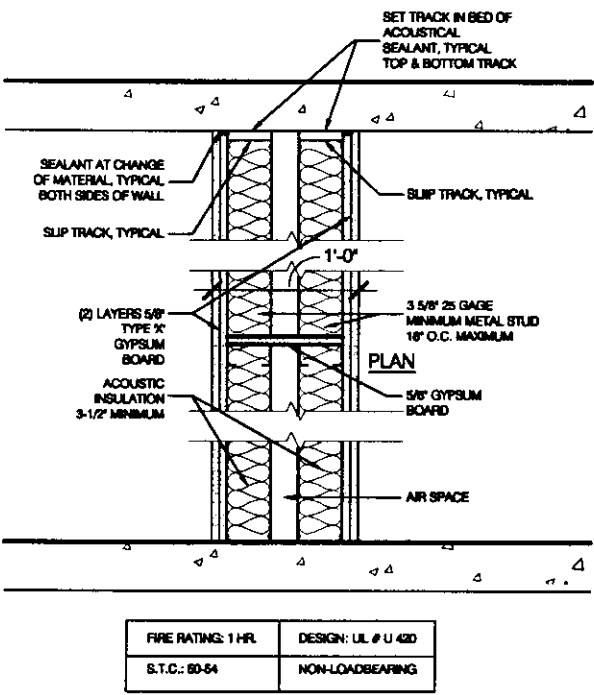
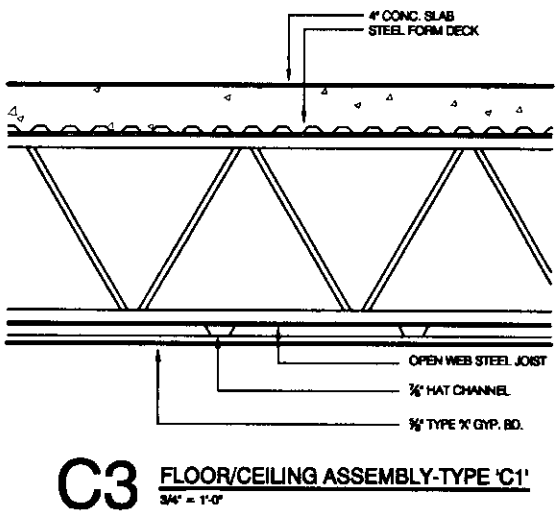
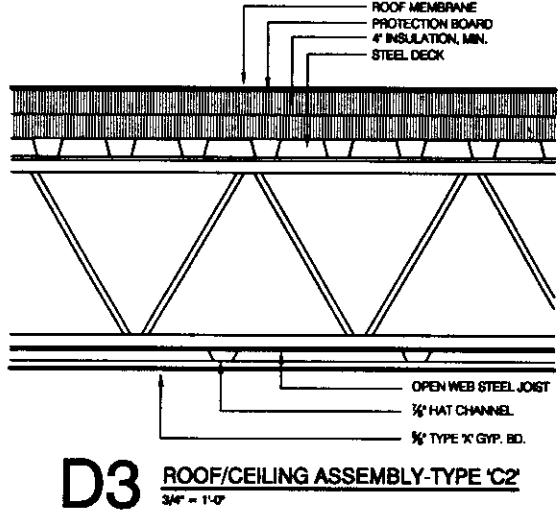
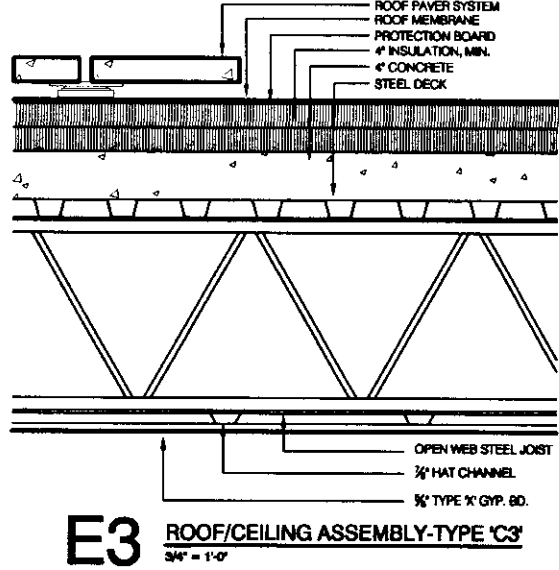
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FIELD APPROVALS FOR DETAILS.
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Sheet Title
**WATERPROOFING
DETAILS**

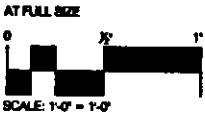
Sheet Number:
A-501

GENERAL NOTES:

1. GYPSUM BOARD SHALL COMPLY WITH REQUIREMENTS TO ACHIEVE FIRE RESISTANCE REQUIREMENTS FOR UL LISTED ASSEMBLIES. WALL TYPES W1 AND W2 SHALL CONFORM TO UL 140, ONE-HOUR FIRE RESISTANCE. WALL TYPE W4, LOCATED AT 2-HOUR FIRE WALLS BETWEEN EACH BUILDING AND ARCH AND STAIR ENCLOSURES, SHALL CONFORM TO UL 141, TWO-HOUR FIRE RESISTANCE. CEILING AND FLOOR ASSEMBLIES INDICATED ON DETAILS E1, D1, AND C3 SHALL CONFORM TO UL 180. STEEL COLUMNS SHALL CONFORM TO UL 320, ONE-HOUR FIRE RESISTANCE.



Project Title:
**QUARRY ROAD
MIXED USE
DEVELOPMENT**



Owner:

Project No.: 04-011
Drawn by:
Checked by:

Date	Description
08.01.06	CONSTRUCTION SET
08.11.06	RE- BID CONSTRUCTION SET
05.16.07	CONDOMINIUM DOCUMENTS

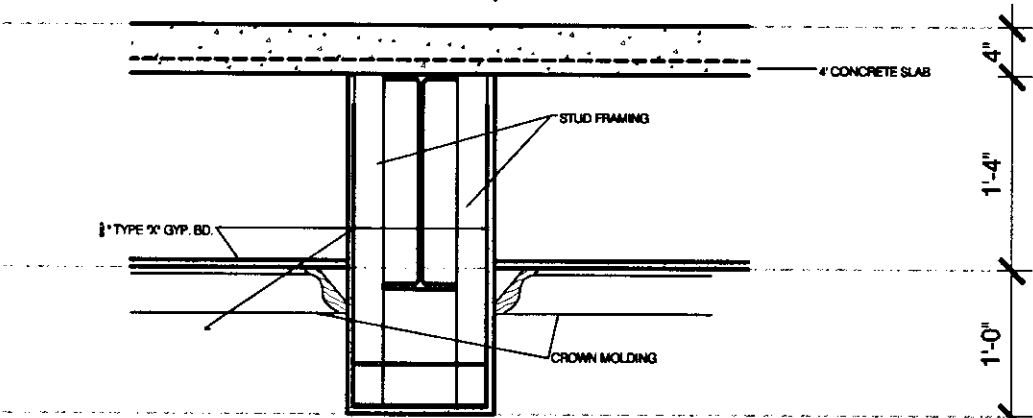
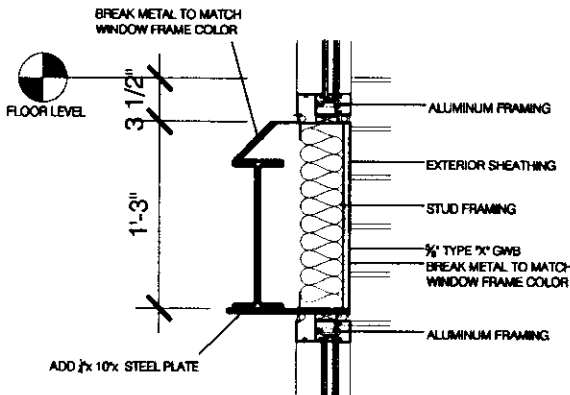
Notes

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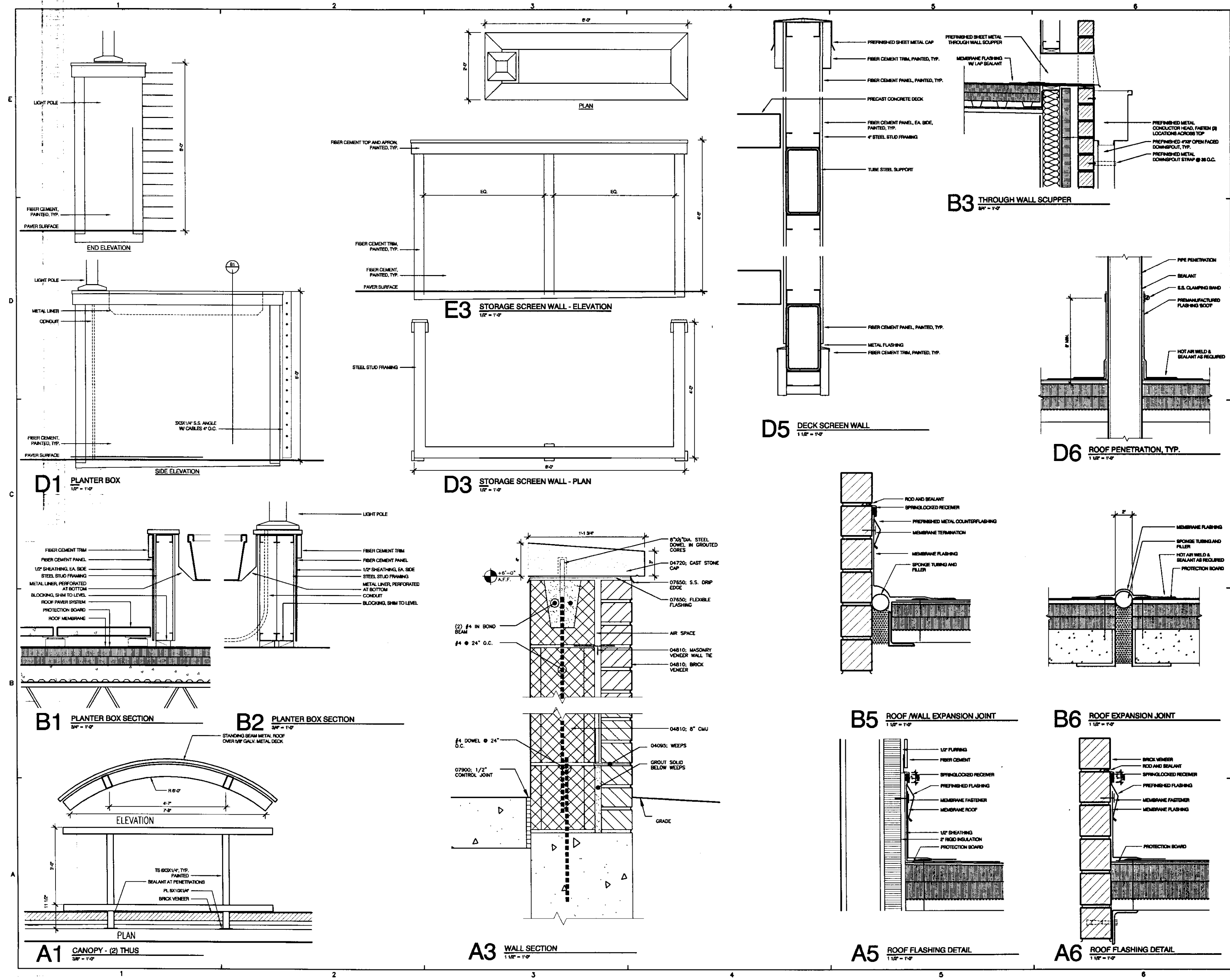
Sheet Title:

Sheet Number:



A1 ELEVATOR WINDOW DETAIL
1 1/2\"/>

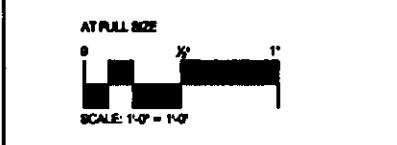
A3 CORRIDOR ACCENT DETAIL
1 1/2\"/>



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111 E. COLLEGE ST. IOWA CITY, IA 5224
319-338-7878 319-338-7879 FAX

Consultant

Project Title
**QUARRY ROAD
MIXED USE
DEVELOPMENT**



Owner:
Project No.: 04.01
Drawn by:
Checked by:

Date	Description
08.04.06	CONSTRUCTION SET
08.17.06	RE-BID CONSTRUCTION SET
03.16.07	CONDOMINIUM DOCUMENTS

Notes:
1. VERIFY ALL DIMENSIONS AND CLEARANCES.
2. DO NOT SCALE DIMENSIONS. CONSULT SHOP DRAWINGS AND TYPES APPROVED FOR CONSTRUCTION.
3. LAY OUT AND CONSTRUCT ALL WORK MADE BY INSTALLATION AND ACCEPT FOR INSPECTION AND CONFIRMATION WITH OWNER BEFORE BEING PROCEED TO NEXT PHASE.
4. COPYRIGHT
UNLESS OTHERWISE SPECIFIED, ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
5. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES.
6. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN FEET AND INCHES.

Sheet Title:
DETAILS

Sheet Number:
A-504

BASEMENT LEVEL DOOR AND FRAME SCHEDULE

NO.	ROOM	SIZE-PR WxH	DOOR				FRAME					FIRE RTNG.	HARDWARE	NOTES	
			TYPE	MAT.	FIN.	GLAZ.	TYPE	MAT.	FIN.	DETAIL					
										HEAD	JAMB	THRESH.			
001A	GARAGE 4	16'-0" x 6'-9 3/4"	-	-	-	-	-	-	-	-	-	-	-	-	-
017A	WATER METERS-BLDG 4	3'-6" x 6'-8"	A	HM	PNT	-	-	HM	PNT	-	-	-	-	-	-
019A	STAIR	3'-0" x 6'-8"	A	HM	PNT	-	-	HM	PNT	-	-	-	60	-	-
043A	LOBBY	3'-0" x 6'-8"	B	HM	PNT	IG	-	HM	PNT	-	-	-	-	-	-
046A	WATER METERS-BLDG 3	3'-6" x 6'-8"	A	HM	PNT	-	-	HM	PNT	-	-	-	-	-	-
049A	STAIR	3'-0" x 6'-8"	A	HM	PNT	-	-	HM	PNT	-	-	-	60	-	-
064A	WATER METERS-BLDG 2	3'-6" x 6'-8"	A	HM	PNT	-	-	HM	PNT	-	-	-	-	-	-
069A	STAIRS	3'-0" x 6'-8"	B	HM	PNT	IG	-	HM	PNT	-	-	-	20	-	-
070B	GARAGE 1	16'-0" x 6'-9 3/4"	-	-	-	-	-	-	-	-	-	-	-	-	-
086A	STORAGE	3'-0" x 6'-8"	A	HM	PNT	-	-	HM	PNT	-	-	-	-	-	-
087A	WATER METERS-BLDG 1	3'-6" x 6'-8"	A	HM	PNT	-	-	HM	PNT	-	-	-	-	-	-
089A	LOBBY	3'-0" x 6'-8"	B	HM	PNT	IG	-	HM	PNT	-	-	-	-	-	-
092A	STAIR	3'-0" x 6'-8"	A	HM	PNT	-	-	HM	PNT	-	-	-	60	-	-

FIRST FLOOR DOOR AND FRAME SCHEDULE

NO.	ROOM	SIZE-PR WxH	DOOR			FRAME					FIRE RTNG.	HARDWARE	NOTES	
			TYPE	MAT.	FIN.	GLAZ.	TYPE	MAT.	FIN.	DETAIL				
									HEAD	JAMB	THRESH.			
100A	SUITE 100	3'-0" x 7'-0"	B	AL	-	IG	-	AL	-	-	-	-	-	-
100A	SUITE 100	3'-0" x 7'-0"	B	AL	-	IG	-	AL	-	-	-	-	-	-
100B	SUITE 100	3'-0" x 7'-0"	B	AL	-	IG	-	AL	-	-	-	-	-	-
100C	SUITE 100	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	-	-
100D	SUITE 100	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	60	-
100E	SUITE 100	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	-	-
105A	SUITE 105	3'-0" x 7'-0"	B	AL	-	IG	-	AL	-	-	-	-	-	-
105B	SUITE 105	3'-0" x 7'-0"	B	AL	-	IG	-	AL	-	-	-	-	-	-
105C	SUITE 105	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	-	-
105D	SUITE 105	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	60	-
105E	SUITE 105	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	-	-
110A	SUITE 110	3'-0" x 7'-0"	B	AL	-	IG	-	AL	-	-	-	-	-	-
110B	SUITE 110	3'-0" x 7'-0"	B	AL	-	IG	-	AL	-	-	-	-	-	-
110C	SUITE 110	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	-	-
110D	SUITE 110	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	60	-
110E	SUITE 110	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	-	-
115A	SUITE 115	3'-0" x 7'-0"	B	AL	-	IG	-	AL	-	-	-	-	-	-
115B	SUITE 115	3'-0" x 7'-0"	B	AL	-	IG	-	AL	-	-	-	-	-	-
115C	SUITE 115	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	-	-
115D	SUITE 115	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	60	-
115E	SUITE 115	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	-	-
118A	ELEC.	3'-0" x 7'-0"	A	HM	PNT	-	-	HM	PNT	-	-	-	-	-
119A	STAIRS	3'-0" x 7'-0"	B	AL	-	-	-	AL	-	-	-	-	-	ACCESS CONTROL
120A	SUITE 120	3'-0" x 7'-0"	B	AL	-	IG	-	AL	-	-	-	-	-	-
120B	SUITE 120	3'-0" x 7'-0"	B	AL	-	IG	-	AL	-	-	-	-	-	-
120C	SUITE 120	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	-	-
120D	SUITE 120	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	60	-
120E	SUITE 120	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	-	-
125A	SUITE 125	3'-0" x 7'-0"	B	AL	-	IG	-	AL	-	-	-	-	-	-
125B	SUITE 125	3'-0" x 7'-0"	B	AL	-	IG	-	AL	-	-	-	-	-	-
125C	SUITE 125	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	-	-
125D	SUITE 125	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	60	-
125E	SUITE 125	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	-	-
130A	SUITE 130	3'-0" x 7'-0"	B	AL	-	IG	-	AL	-	-	-	-	-	-
130B	SUITE 130	3'-0" x 7'-0"	B	AL	-	IG	-	AL	-	-	-	-	-	-
130C	SUITE 130	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	-	-
130D	SUITE 130	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	60	-
130E	SUITE 130	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	-	-
135A	SUITE 135	3'-0" x 7'-0"	B	AL	-	IG	-	AL	-	-	-	-	-	-
135B	SUITE 135	3'-0" x 7'-0"	B	AL	-	IG	-	AL	-	-	-	-	-	-
135C	SUITE 135	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	-	-
135D	SUITE 135	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	60	-
135E	SUITE 135	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	-	-
140A	SUITE 140	3'-0" x 7'-0"	B	AL	-	IG	-	AL	-	-	-	-	-	-
140B	SUITE 140	3'-0" x 7'-0"	B	AL	-	IG	-	AL	-	-	-	-	-	-
140C	SUITE 140	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	-	-
140D	SUITE 140	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	60	-
140E	SUITE 140	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	-	-
145A	ELEC. / ICE MELT	3'-0" x 7'-0"	A	HM	PNT	-	-	HM	PNT	-	-	-	-	-
145A	SUITE 145	3'-0" x 7'-0"	B	AL	-	IG	-	AL	-	-	-	-	-	-
145B	SUITE 145	3'-0" x 7'-0"	B	AL	-	IG	-	AL	-	-	-	-	-	-
145C	SUITE 145	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	-	-
145D	SUITE 145	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	60	-
145E	SUITE 145	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	-	-
147A	LOBBY	3'-0" x 7'-0"	A	HM	-	IG	-	HM	PNT	-	-	-	90	-
147B	LOBBY	3'-0" x 6'-8"	A	HM	PNT	-	-	HM	PNT	-	-	-	60	-
147B	LOBBY	3'-0" x 7'-0"	A	HM	-	IG	-	HM	PNT	-	-	-	90	-
149A	STAIRS	3'-0" x 7'-0"	A	HM	-	IG	-	HM	PNT	-	-	-	90	-
168A	ELEC.	3'-0" x 7'-0"	A	HM	PNT	-	-	HM	PNT	-	-	-	-	-
169A	STAIRS	3'-0" x 7'-0"	A	HM	PNT	-	-	HM	PNT	-	-	-	90	-
174A	ICE MELT	3'-4" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	-	-
188A	ELEV EQ	3'-0" x 6'-8"	A	HM	PNT	-	-	HM	PNT	-	-	-	60	-
189A	LOBBY	3'-0" x 7'-0"	B	AL	-	IG	-	AL	-	-	-	-	-	ACCESS CONTROL
192A	STAIRS	3'-0" x 7'-0"	B	AL	-	IG	-	AL	-	-	-	-	-	ACCESS CONTROL
193A	ELEC.	3'-0" x 7'-0"	A	HM	PNT	-	-	HM	PNT	-	-	-	-	-
194A	FIRE RAMP	4'-0" x 7'-0"	A	HM	PNT	-	-	HM	PNT	-	-	-	-	-

SECOND FLOOR DOOR AND FRAME SCHEDULE

NO.	ROOM	SIZE-PR WxH	DOOR				FRAME					FIRE RTNG.	HARDWARE	NOTES	
			TYPE	MAT.	FIN.	GLAZ.	TYPE	MAT.	FIN.	DETAIL					
										HEAD	JAMB	THRESH.			
200A	200	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	20	-	-
200B	200	3'-0" x 6'-8"	A	HM	PNT	-	-	HM	PNT	-	-	-	20	-	-
201A	201	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	20	-	-
201B	201	PR 3'-0" x 6'-8"	B	WD	-	-	-	WD	-	-	-	-	-	-	SLIDER
201C	201	3'-0" x 6'-8"	A	HM	PNT	-	-	HM	PNT	-	-	-	20	-	-
202A	202	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	20	-	-
202B	202	3'-0" x 6'-8"	A	HM	PNT	-	-	HM	PNT	-	-	-	20	-	-
203A	203	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	20	-	-
203B	203	PR 3'-0" x 6'-8"	B	WD	-	-	-	WD	-	-	-	-	-	-	SLIDER
203C	203	3'-0" x 6'-8"	A	HM	PNT	-	-	HM	PNT	-	-	-	20	-	-
204A	204	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	20	-	-
205A	205	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	20	-	-
205B	205	PR 3'-0" x 6'-8"	B	WD	-	-	-	WD	-	-	-	-	-	-	SLIDER
205C	205	3'-0" x 6'-8"	A	HM	PNT	-	-	HM	PNT	-	-	-	20	-	-
206A	206	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	20	-	-
206B	206	3'-0" x 6'-8"	A	HM	PNT	-	-	HM	PNT	-	-	-	20	-	-
207A	207	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	20	-	-
207B	207	PR 3'-0" x 6'-8"	B	WD	-	-	-	WD	-	-	-	-	-	-	SLIDER
207C	207	3'-0" x 6'-8"	A	HM	PNT	-	-	HM	PNT	-	-	-	20	-	-
208A	208	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	20	-	-
208B	208	3'-0" x 6'-8"	A	HM	PNT	-	-	HM	PNT	-	-	-	20	-	-
209A	209	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	20	-	-
209B	209	PR 3'-0" x 6'-8"	B	WD	-	-	-	WD	-	-	-	-	-	-	SLIDER
209C	209	PR 3'-0" x 6'-8"	B	WD	-	-	-	WD	-	-	-	-	-	-	SLIDER
209D	209	3'-0" x 6'-8"	A	HM	PNT	-	-	HM	PNT	-	-	-	20	-	-
210A	210	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	20	-	-
210B	210	3'-0" x 6'-8"	A	HM	PNT	-	-	HM	PNT	-	-	-	20	-	-
211A	211	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	20	-	-
211B	211	PR 3'-0" x 6'-8"	B	WD	-	-	-	WD	-	-	-	-	-	-	-
211C	211	3'-0" x 6'-8"	A	HM	PNT	-	-	HM	PNT	-	-	-	20	-	-
212A	212	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	20	-	-
212B	212	3'-0" x 6'-8"	A	HM	PNT	-	-	HM	PNT	-	-	-	20	-	-
213A	213	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	20	-	-
213B	213	PR 3'-0" x 6'-8"	B	WD	-	-	-	WD	-	-	-	-	-	-	SLIDER
213C	213	3'-0" x 6'-8"	A	HM	PNT	-	-	HM	PNT	-	-	-	20	-	-
214A	214	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	20	-	-
214B	214	3'-0" x 6'-8"	A	HM	PNT	-	-	HM	PNT	-	-	-	20	-	-
215A	215	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	20	-	-
215B	215	PR 3'-0" x 6'-8"	B	WD	-	-	-	WD	-	-	-	-	-	-	SLIDER
215C	215	3'-0" x 6'-8"	A	HM	PNT	-	-	HM	PNT	-	-	-	20	-	-
216A	216	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	20	-	-
216B	216	3'-0" x 6'-8"	A	HM	PNT	-	-	HM	PNT	-	-	-	20	-	-
217A	217	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	20	-	-
217B	217	PR 3'-0" x 6'-8"	B	WD	-	-	-	WD	-	-	-	-	-	-	SLIDER
217C	217	3'-0" x 6'-8"	A	HM	PNT	-	-	HM	PNT	-	-	-	20	-	-
218A	218	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	20	-	-
218A	HALL	3'-0" x 6'-6"	A	HM	PNT	-	-	HM	PNT	-	-	-	90	HOLD OPEN	-
218B	218	3'-0" x 6'-8"	A	HM	PNT	-	-	HM	PNT	-	-	-	20	-	-
219A	STAIRS	3'-0" x 6'-8"	C	HM	PNT	-	-	HM	PNT	-	-	-	60	-	-
247A	LOBBY	4'-0" x 6'-8"	A	HM	PNT	-	-	HM	PNT	-	-	-	90	-	ACCESS CONTROL
249A	STAIRS	3'-0" x 6'-8"	C	HM	PNT	-	-	HM	PNT	-	-	-	60	-	-
266A	HALL	4'-0" x 6'-8"	A	HM	PNT	-	-	HM	PNT	-	-	-	90	HOLD OPEN	-
269A	STAIRS	3'-0" x 6'-8"	C	HM	PNT	-	-	HM	PNT	-	-	-	60	-	-
289A	LOBBY	3'-0" x 6'-8"	A	HM	PNT	-	-	HM	PNT	-	-	-	90	HOLD OPEN	-
289A	LOBBY	4'-0" x 6'-8"	A	HM	PNT	-	-	HM	PNT	-	-	-	90	HOLD OPEN	-
289B	LOBBY	3'-0" x 6'-8"	B	WD	-	-	-	WD	-	-	-	-	-	-	-
292A	STAIRS	3'-0" x 6'-8"	C	HM	PNT	-	-	HM	PNT	-	-	-	60	-	-

ABBREVIATIONS

HO MAGNETIC HOLD-OPEN FUNCTION
WIRE TO FIRE ALARM
SG TEMPERED GLASS
IG INSULATED GLASS
HM HOLLOW METAL
FR FIRE RATED GLAZING
ACCESS SECURITY ACCESS HARDWARE FUNCTION
CONTROL

GENERAL NOTE

EXTERIOR GLAZING TO BE 1" INSULATED UNITS

THIRD FLOOR DOOR AND FRAME SCHEDULE

NO.	ROOM	SIZE-PR WxH	DOOR				FRAME					FIRE RTNG.	HARDWARE	NOTES	
			TYPE	MAT.	FIN.	GLAZ.	TYPE	MAT.	FIN.	DETAIL					
										HEAD	JAMB	THRESH.			
300A	300	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	20	-	-
300B	300	3'-0" x 6'-8"	A	HM	PNT	-	-	-	HM	PNT	-	-	-	20	-
301A	301	3'-0" x 6'-8"	A	WD	-	-	-	-	HM	PNT	-	-	-	20	-
301B	301	PR 3'-0" x 6'-8"	B	AL	WD	-	-	-	WD	-	-	-	-	-	SLIDER
301C	301	3'-0" x 6'-8"	A	HM	PNT	-	-	-	HM	PNT	-	-	-	20	-
302A	302	3'-0" x 6'-8"	A	WD	-	-	-	-	HM	PNT	-	-	-	20	-
302B	302	3'-0" x 6'-8"	A	HM	PNT	-	-	-	HM	PNT	-	-	-	20	-
303A	303	3'-0" x 6'-8"	A	WD	-	-	-	-	HM	PNT	-	-	-	20	-
303B	303	PR 3'-0" x 6'-8"	B	WD	-	-	-	-	WD	-	-	-	-	-	SLIDER
303C	303	3'-0" x 6'-8"	A	HM	PNT	-	-	-	HM	PNT	-	-	-	20	-
304A	304	3'-0" x 6'-8"	A	WD	-	-	-	-	HM	PNT	-	-	-	20	-
305A	305	3'-0" x 6'-8"	A	WD	-	-	-	-	HM	PNT	-	-	-	20	-
305B	305	PR 3'-0" x 6'-8"	B	WD	-	-	-	-	WD	-	-	-	-	-	SLIDER
305C	305	3'-0" x 6'-8"	A	HM	PNT	-	-	-	HM	PNT	-	-	-	20	-
306A	306	3'-0" x 6'-8"	A	WD	-	-	-	-	HM	PNT	-	-	-	20	-
306B	306	3'-0" x 6'-8"	A	HM	PNT	-	-	-	HM	PNT	-	-	-	20	-
307A	307	3'-0" x 6'-8"	A	WD	-	-	-	-	HM	PNT	-	-	-	20	-
307B	307	PR 3'-0" x 6'-8"	B	WD	-	-	-	-	WD	-	-	-	-	-	SLIDER
307C	307	3'-0" x 6'-8"	A	HM	PNT	-	-	-	HM	PNT	-	-	-	20	-
308A	308	3'-0" x 6'-8"	A	WD	-	-	-	-	HM	PNT	-	-	-	20	-
308B	308	3'-0" x 6'-8"	A	HM	PNT	-	-	-	HM	PNT	-	-	-	20	-
309A	309	3'-0" x 6'-8"	A	HM	PNT	-	-	-	HM	PNT	-	-	-	20	-
309B	309	PR 3'-0" x 6'-8"	B	WD	-	-	-	-	WD	-	-	-	-	-	SLIDER
309C	309	PR 3'-0" x 6'-8"	B	WD	-	-	-	-	WD	-	-	-	-	-	SLIDER
309D	309	3'-0" x 6'-8"	A	HM	PNT	-	-	-	HM	PNT	-	-	-	20	-
310A	310	3'-0" x 6'-8"	A	WD	-	-	-	-	HM	PNT	-	-	-	20	-
310B	310	3'-0" x 6'-8"	A	HM	PNT	-	-	-	HM	PNT	-	-	-	20	-
311A	311	3'-0" x 6'-8"	A	WD	-	-	-	-	HM	PNT	-	-	-	20	-
311B	311	PR 3'-0" x 6'-8"	B	WD	-	-	-	-	WD	-	-	-	-	-	SLIDER
311C	311	3'-0" x 6'-8"	A	HM	PNT	-	-	-	HM	PNT	-	-	-	20	-
312A	312	3'-0" x 6'-8"	A	WD	-	-	-	-	HM	PNT	-	-	-	20	-
312B	312	3'-0" x 6'-8"	A	HM	PNT	-	-	-	HM	PNT	-	-	-	20	-
313A	313	3'-0" x 6'-8"	A	WD	-	-	-	-	HM	PNT	-	-	-	20	-
313B	313	PR 3'-0" x 6'-8"	B	WD	-	-	-	-	WD	-	-	-	-	-	SLIDER
313C	313	3'-0" x 6'-8"	A	HM	PNT	-	-	-	HM	PNT	-	-	-	20	-
314A	314	3'-0" x 6'-8"	A	WD	-	-	-	-	HM	PNT	-	-	-	20	-
314B	314	3'-0" x 6'-8"	A	WD	-	-	-	-	HM	PNT	-	-	-	20	-
316A	316	3'-0" x 6'-8"	A	WD	-	-	-	-	HM	PNT	-	-	-	20	-
316B	316	3'-0" x 6'-8"	A	HM	PNT	-	-	-	HM	PNT	-	-	-	20	-
317A	317	3'-0" x 6'-8"	A	WD	-	-	-	-	HM	PNT	-	-	-	20	-
317B	317	PR 3'-0" x 6'-8"	B	WD	-	-	-	-	WD	-	-	-	-	-	SLIDER
317C	317	3'-0" x 6'-8"	A	HM	PNT	-	-	-	HM	PNT	-	-	-	20	-
318A	318	3'-0" x 6'-8"	A	WD	-	-	-	-	HM	PNT	-	-	-	20	-
318A	HALL	3'-0" x 6'-8"	A	HM	PNT	-	-	-	HM	PNT	-	-	-	90	HOLD OPEN
318B	318	3'-0" x 6'-8"	A	HM	PNT	-	-	-	HM	PNT	-	-	-	20	-
319A	STAIRS	3'-0" x 6'-8"	C	HM	PNT	-	-	-	HM	PNT	-	-	-	60	-
347A	LOBBY	4'-0" x 6'-8"	A	HM	PNT	-	-	-	HM	PNT	-	-	-	90	HOLD OPEN
349A	STAIRS	3'-0" x 6'-8"	C	HM	PNT	-	-	-	HM	PNT	-	-	-	90	-
366A	HALL	4'-0" x 6'-8"	A	HM	PNT	-	-	-	HM	PNT	-	-	-	90	HOLD OPEN
369A	STAIRS	3'-0" x 6'-8"	C	HM	PNT	-	-	-	HM	PNT	-	-	-	60	-
374A	315	3'-0" x 6'-8"	A	WD	-	-	-	-	HM	PNT	-	-	-	20	-
374B	315	PR 3'-0" x 6'-8"	B	WD	-	-	-	-	WD	-	-	-	-	-	SLIDER
374C	315	3'-0" x 6'-8"	A	HM	PNT	-	-	-	HM	PNT	-	-	-	20	-
389A	LOBBY	3'-0" x 6'-8"	A	HM	PNT	-	-	-	HM	PNT	-	-	-	90	HOLD OPEN
389A	LOBBY	4'-0" x 6'-8"	A	HM	PNT	-	-	-	HM	PNT	-	-	-	90	HOLD OPEN
389B	LOBBY	3'-0" x 6'-8"	B	WD	-	-	-	-	WD	-	-	-	-	-	-
392A	STAIRS	3'-0" x 6'-8"	A	WD	-	-	-	-	HM	PNT	-	-	-	20	-
?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
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?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?

FOURTH FLOOR DOOR AND FRAME SCHEDULE

			DOOR				FRAME								
NO.	ROOM	SIZE-PR WxH	TYPE	MAT.	FIN.	GLAZ.	TYPE	MAT.	FIN.	DETAIL			FIRE RTNG.	HARDWARE	NOTES
										HEAD	JAMB	THRESH.			
400A	400	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	20	-	-
400B	400	3'-0" x 6'-8"	A	HM	PNT	-	-	HM	PNT	-	-	-	20	-	-
401A	401	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	20	-	-
401B	401	PR 3'-0" x 6'-8"	B	HM	PNT	-	-	HM	PNT	-	-	-	-	-	-
401C	401	3'-0" x 6'-8"	A	HM	PNT	-	-	HM	PNT	-	-	-	20	-	-
402A	402	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	20	-	-
402B	402	3'-0" x 6'-8"	A	HM	PNT	-	-	HM	PNT	-	-	-	20	-	-
404A	404	3'-0" x 6'-8"	A	WD	-	-	-	HM	PNT	-	-	-	20	-	-
418A	HALL	3'-0" x 6'-8"	A	HM	PNT	-	-	HM	PNT	-	-	-	90	HOLD OPEN	-
419A	STAIRS	3'-0" x 6'-8"	C	HM	PNT	FR	-	HM	PNT	-	-	-	60	-	-
447A	LOBBY	4'-0" x 6'-8"	A	HM	PNT	-	-	HM	PNT	-	-	-	90	HOLD OPEN	-
447B	LOBBY	3'-0" x 7'-0"	C	HM	PNT	-	-	HM	PNT	-	-	-	90	HOLD OPEN	-
449A	STAIRS	3'-0" x 6'-8"	C	HM	PNT	FR	-	HM	PNT	-	-	-	60	-	-
469A	STAIRS	3'-0" x 7'-0"	C	HM	PNT	IG	-	HM	PNT	-	-	-	60	-	-

NEUMANN MONSON
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A PROFESSIONAL CORPORATION

111 E. COLLEGE ST. IOWA CITY, IA 52240

319-338-7878

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Consultant

Project Title:

QUARRY ROAD
MIXED USE
DEVELOPMENT



Owner:

Project No.: 04-07

Drawn by:

Checked by:

Issue:

Date	Description
06/01/06	CONSTRUCTION SET
06/17/06	RE-BID CONSTRUCTION SET
05/16/07	CONDOMINIUM DOCUMENTS

Note:

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Sheet Title:

SCHEDULES

Sheet Number:

A-602

Consultant:

Project Title:
**QUARRY ROAD
MIXED USE
DEVELOPMENT**



Owner:

Project No.: 04.017
Drawn by:
Checked by:

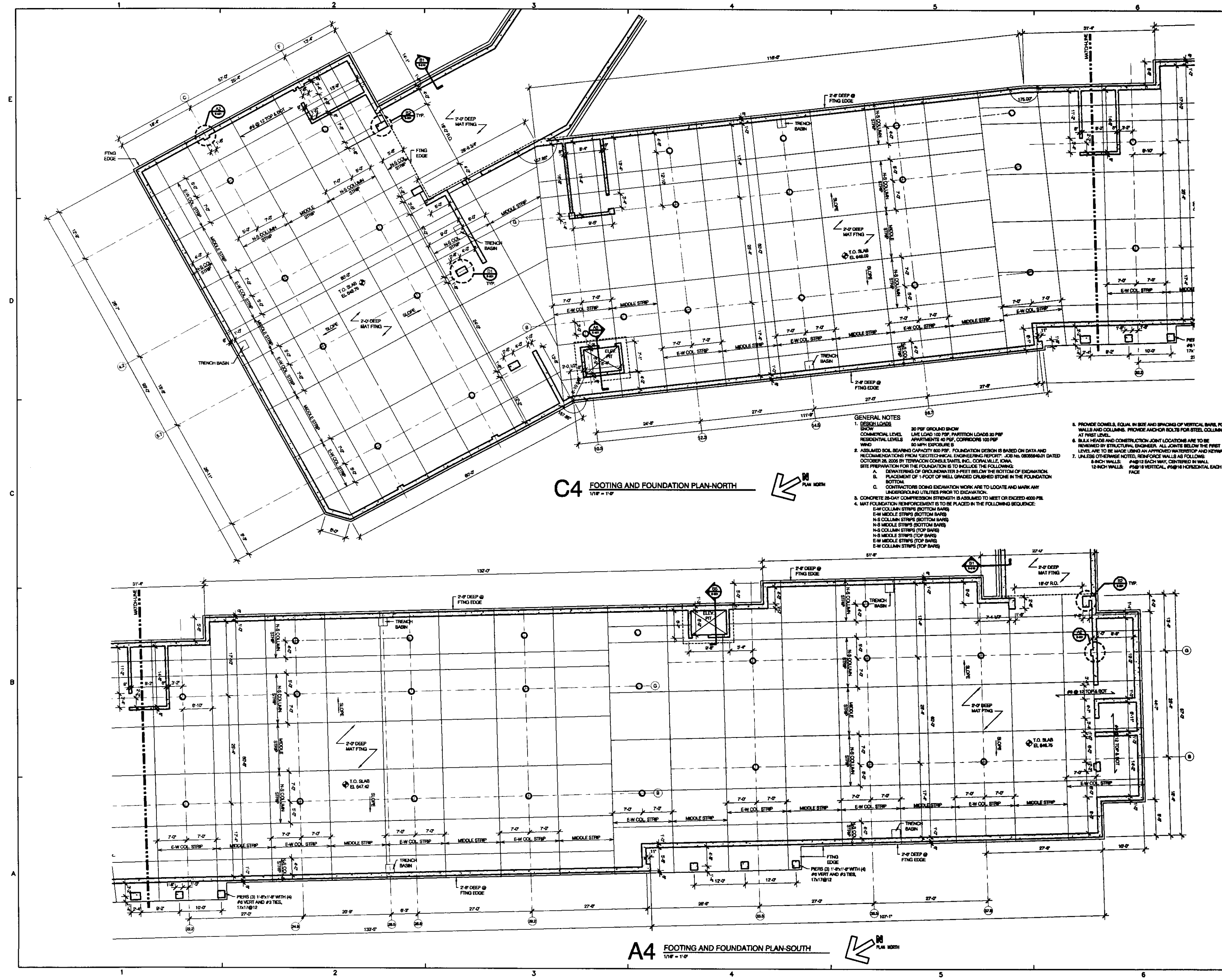
Revised

Date	Description
08.01.06	CONSTRUCTION SET
08.17.06	RE-BID CONSTRUCTION SET
09.16.07	CONDOMINIUM DOCUMENTS

Notes:
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Sheet Title:
**FOOTING AND
FOUNDATION
PLAN**

Sheet Number:
S-100





Owner:

Project No. 04-017
Drawn by:
Checked by:

Date	Description
08.01.06	CONSTRUCTION SET
08.11.07	RE- BID CONSTRUCTION S
08.16.07	CONDOMINIUM DOCUMENTS

Notes

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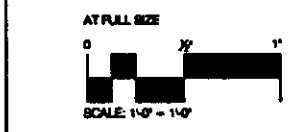
UNPUBLISHED SCHEMATIC OF SULLY HODGSON

Sheet Title:
A FIRST FLOOR
PAN AND JOIST
SYSTEM

Sheet Number
S-101

Consultants:

Project Title:
**QUARRY ROAD
MIXED USE
DEVELOPMENT**



Owner:

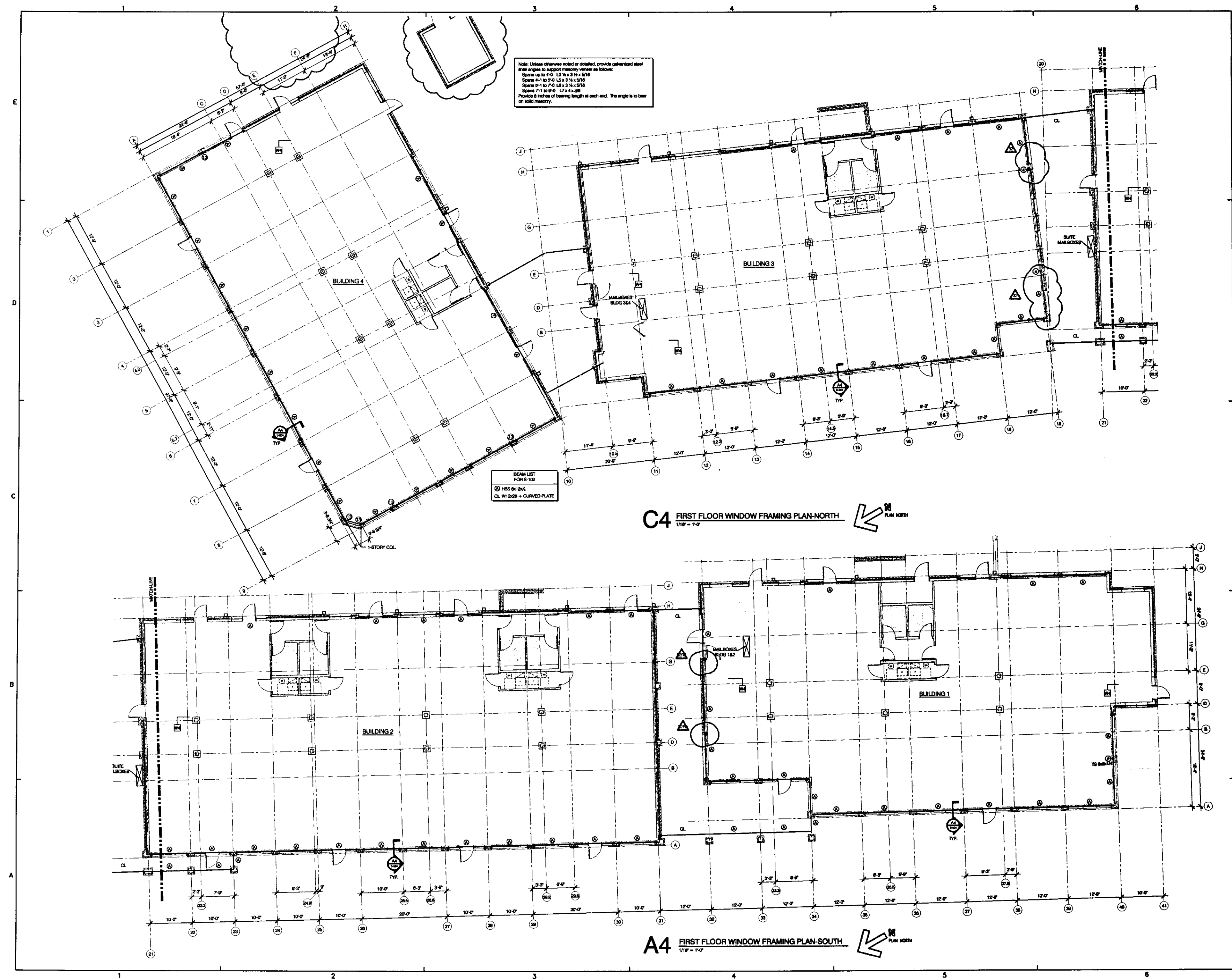
Project No.: 04-071
Drawn by:
Checked by:

Date	Description
04.04.06	CONSTRUCTION SET
05.11.06	RE-BID CONSTRUCTION SET
05.16.07	CONDOMINIUM DOCUMENTS

Notes:
1. SEE ALL NOTES AND SPECIFICATIONS FOR THIS PROJECT.
2. SEE ALL NOTES AND SPECIFICATIONS FOR THIS PROJECT.
3. SEE ALL NOTES AND SPECIFICATIONS FOR THIS PROJECT.
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Sheet Title:
**FIRST FLOOR
WINDOW FRAMING
PLAN**

Sheet Number:
S-102





Owner:

Project No.: 04.017
Drawn by:
Checked by:

Date	Description
08.04.06	CONSTRUCTION SET
08.17.06	RE- BID CONSTRUCTION SET
05.16.07	CONDOMINIUM DOCUMENTS

Notes

FIELD VERIFY ALL DIMENSIONS AND CLEARANCES.
DO NOT SCALE DRAWINGS. CONSULT SHOP DRAWINGS AND
OTHER APPROPRIATE DOCUMENTS.
LAYOUT AND COORDINATE ALL WORK PRIOR TO
INSTALLATION FOR ACCURACY AND NON-INTERFERENCE
WITH OTHER TRADES. READ PROJECT MANUAL.

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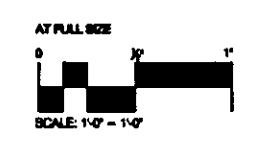
Sheet Title:

**SECOND FLOOR
FRAMING PLAN**

Sheet Number
S-103

Consultants

Project Title:
**QUARRY ROAD
MIXED USE
DEVELOPMENT**



Owner:

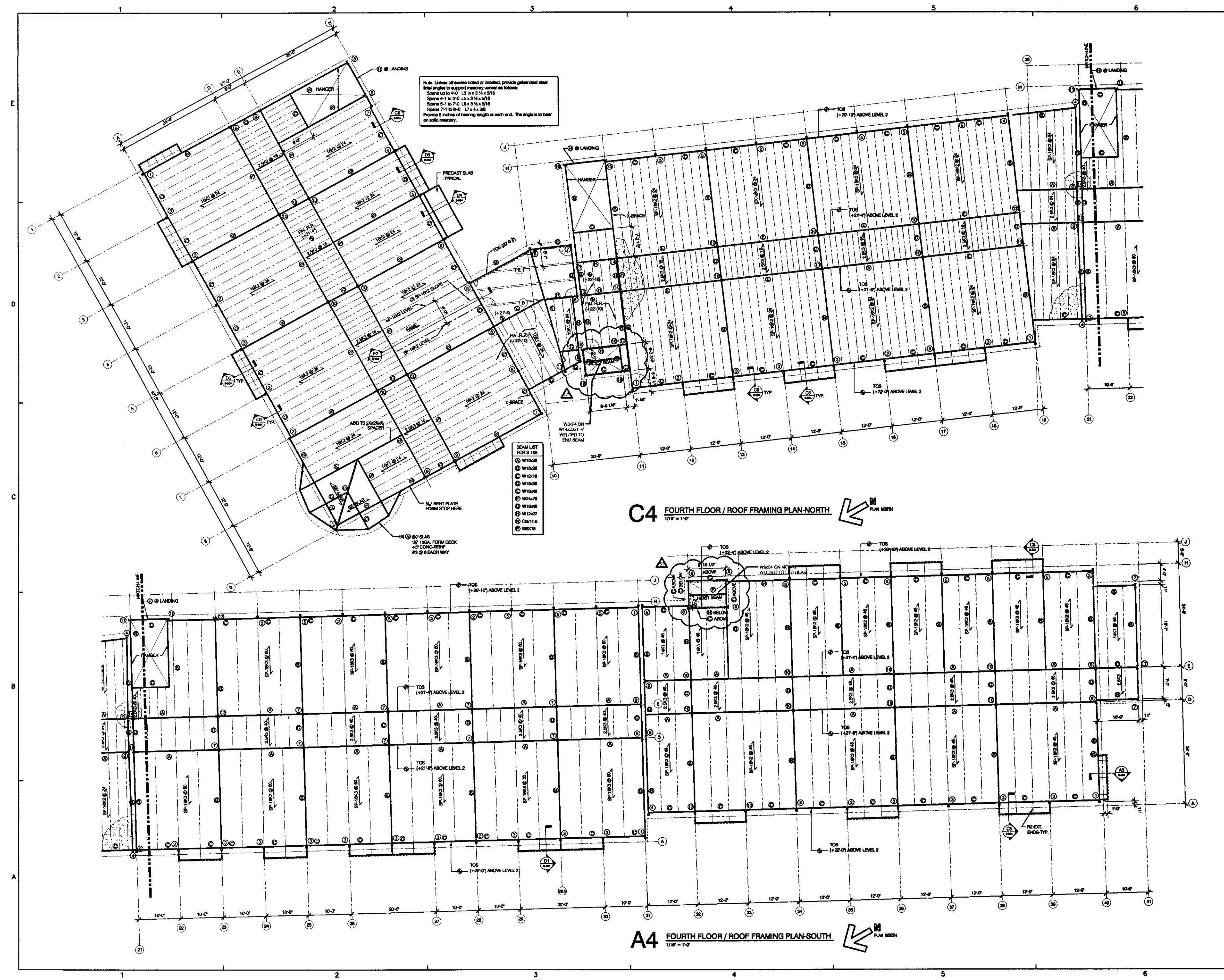
Project No.: 04-071
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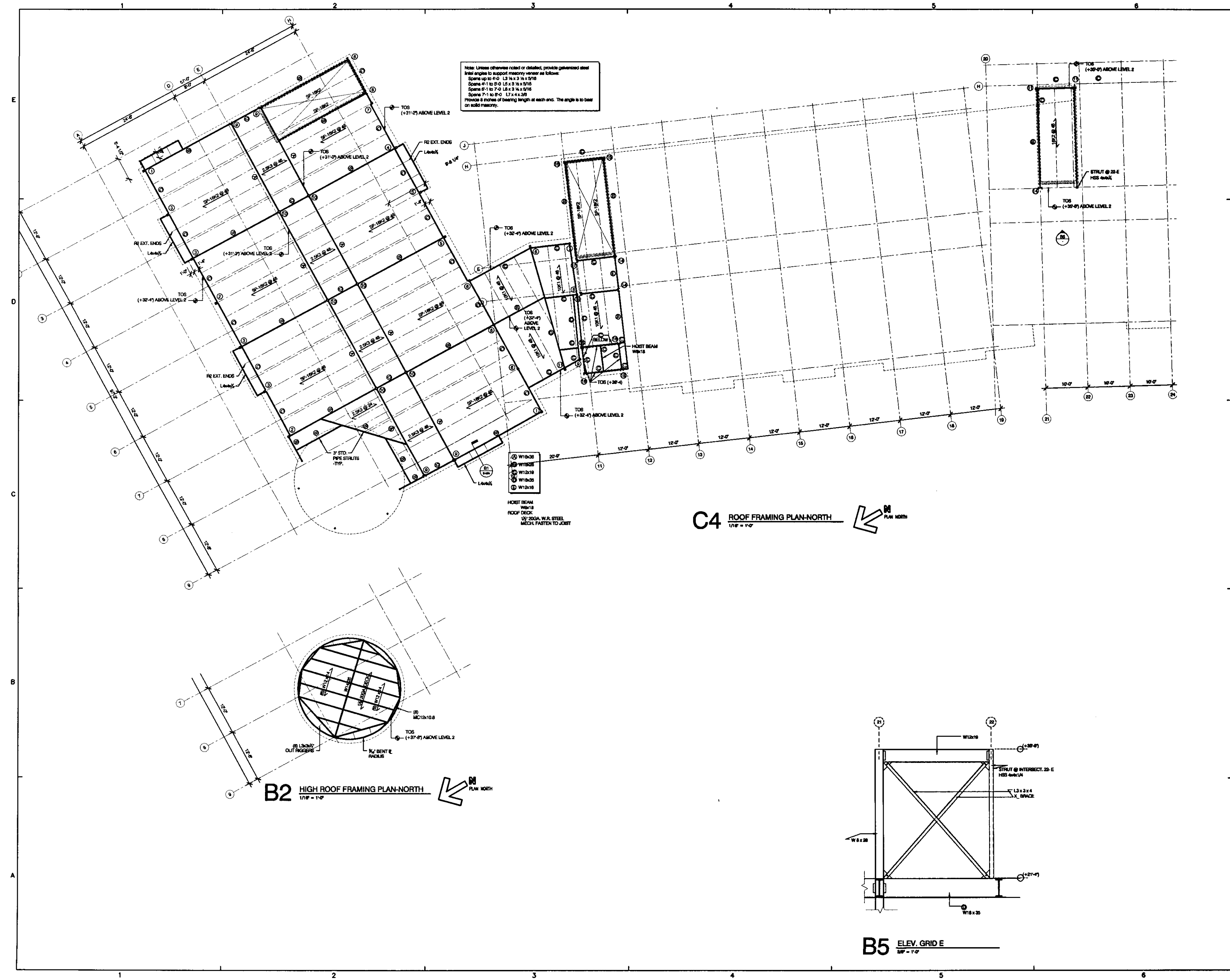
Date	Description
08.01.08	CONSTRUCTION SET
08.17.08	RE-BID CONSTRUCTION SET
05.16.07	CONSTRUCTION DOCUMENTS

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Sheet Title:
**FOURTH FLOOR /
ROOF FRAMING
PLAN**

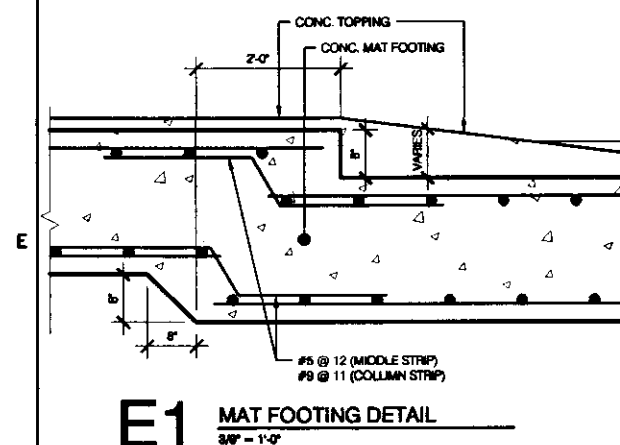
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S-105



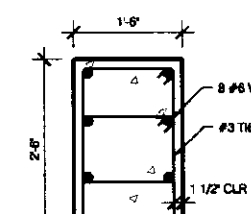


Date	Description
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06.17.06	RE-BID CONSTRUCTION SET
05.16.07	CONDOMINIUM DOCUMENTS

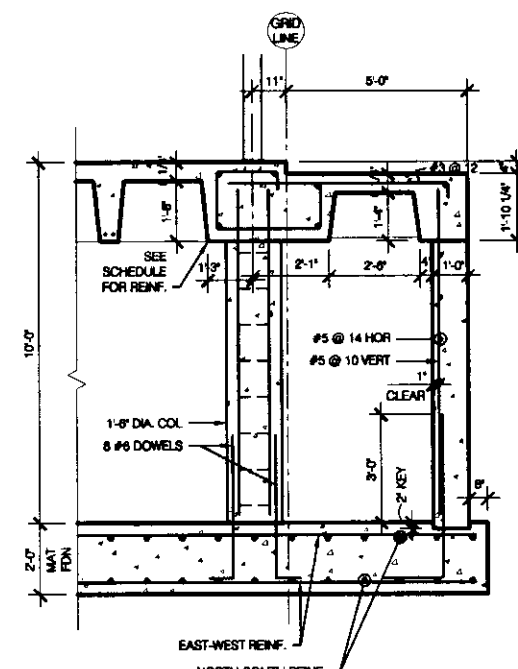
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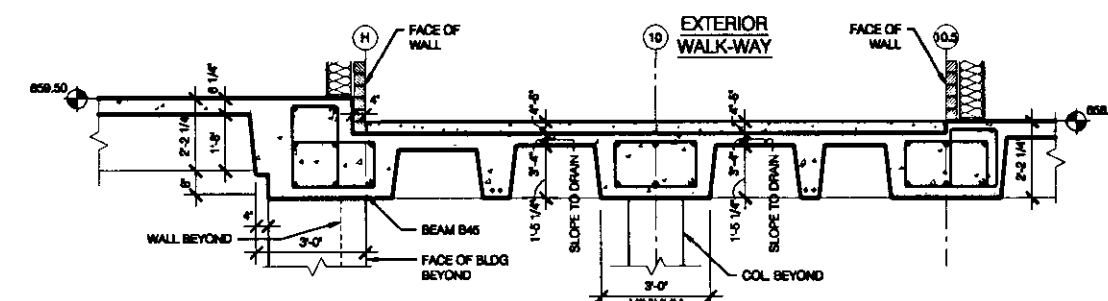
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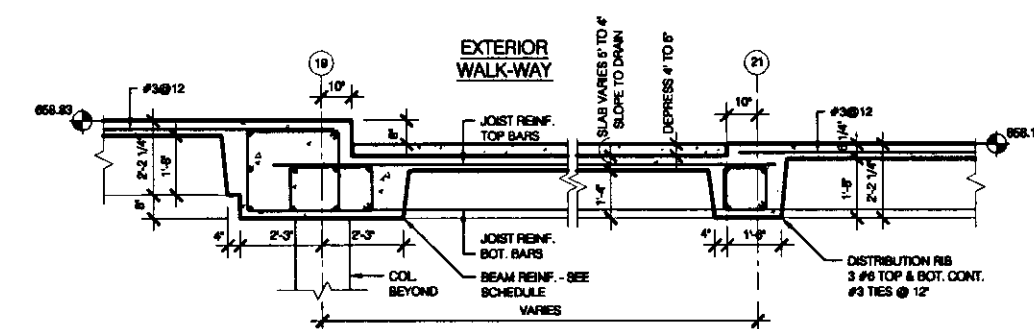
D1 RECT. COL. DETAIL
3/8" = 1'-0"



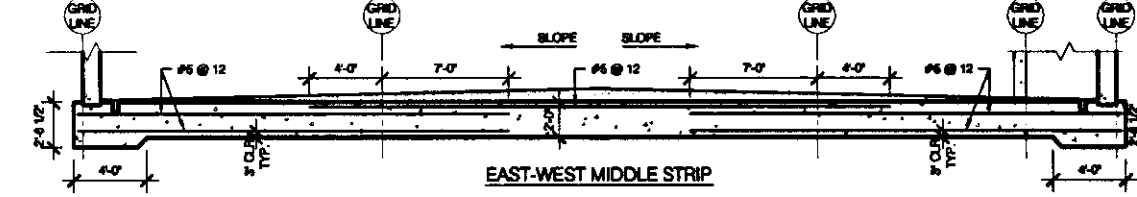
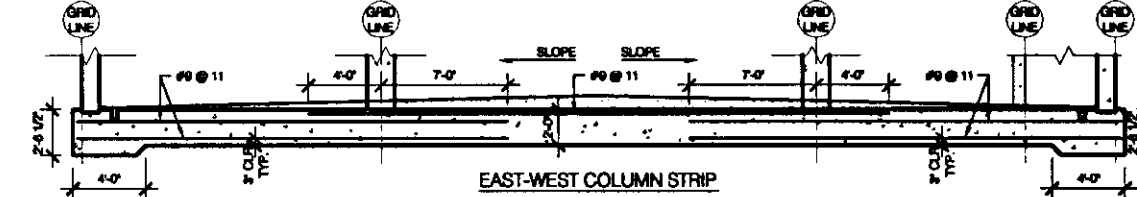
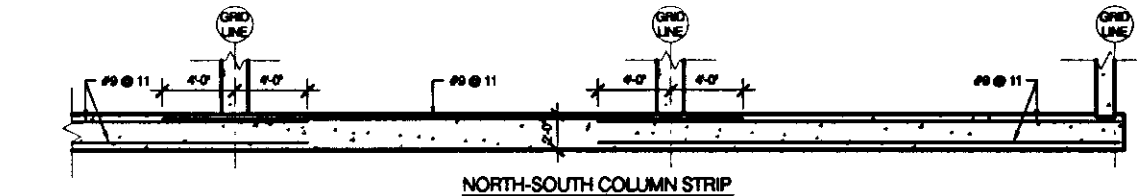
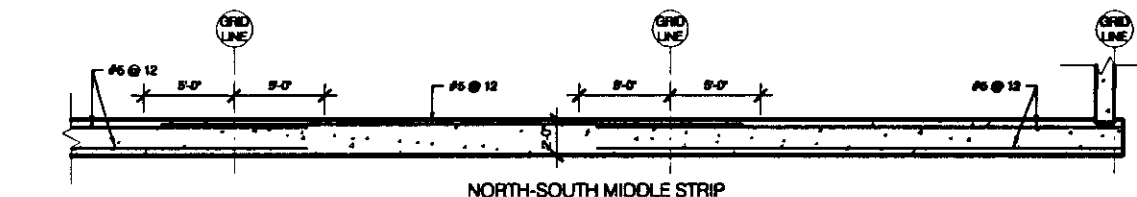
D2 FOUNDATION WALL REINF.-EAST SIDE
3/16" = 1'-0"



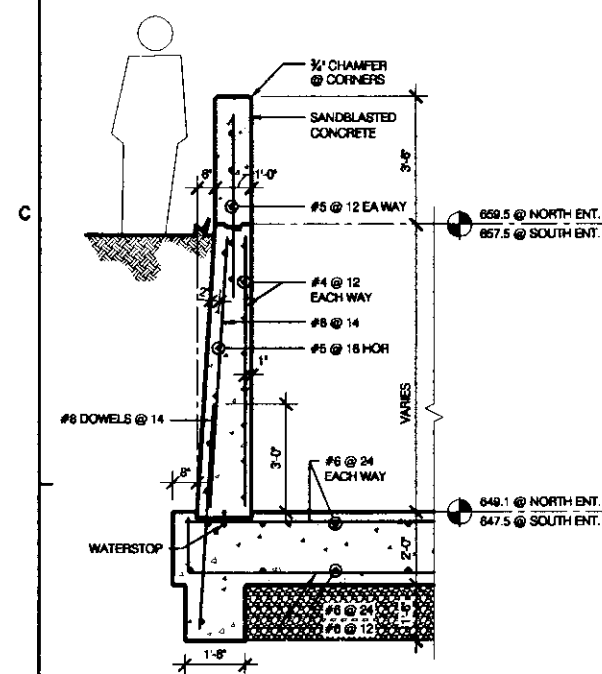
E3 TRANSITION BETWEEN LEVELS
3/16" = 1'-0"



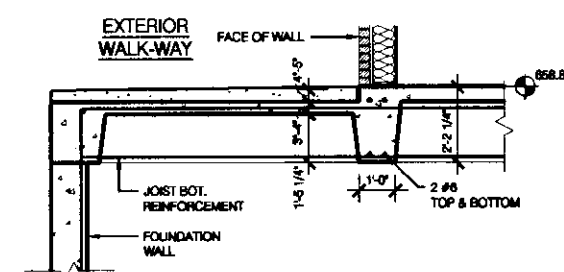
D3 TRANSITION BETWEEN LEVELS
3/16" = 1'-0"



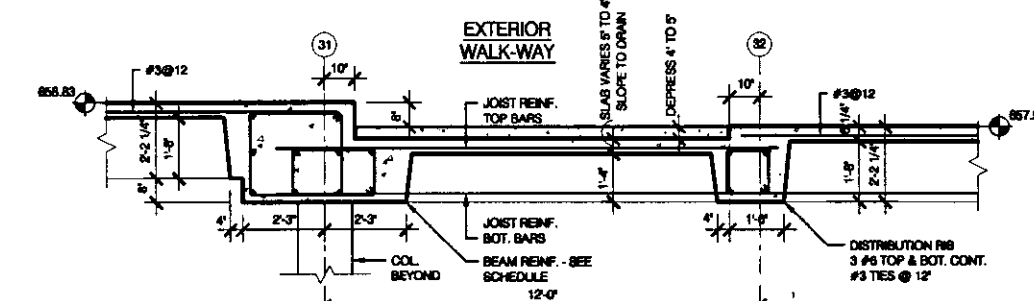
D5 FOOTING STRIP REINF.-TYPICAL
3/8" = 1'-0"



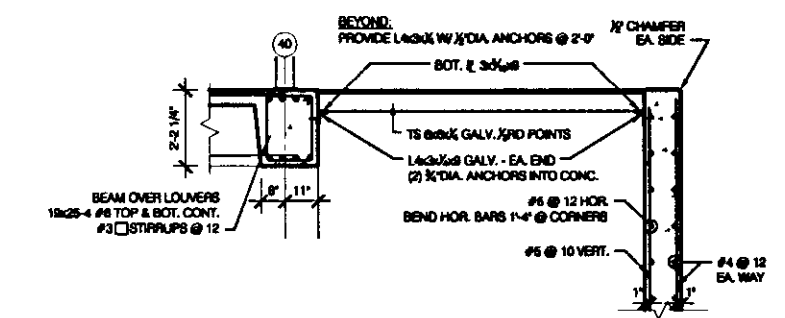
B1 RETAINING WALL REINF.-TYPICAL
3/16" = 1'-0"



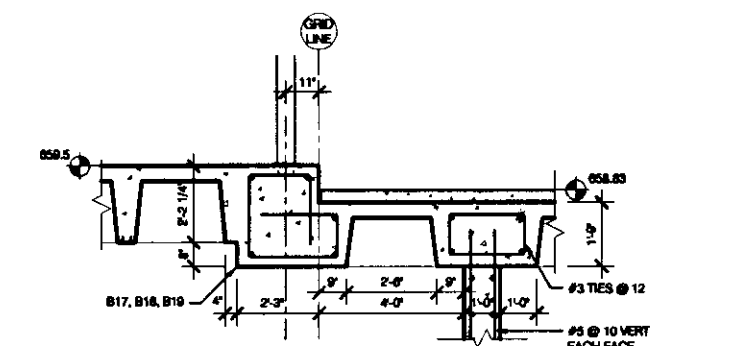
C2 SECTION @ SLAB DEPRESSION
3/16" = 1'-0"



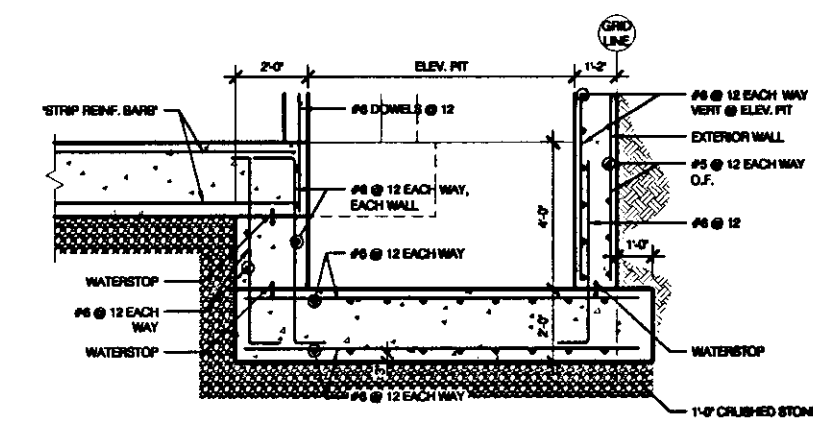
C3 TRANSITION BETWEEN LEVELS
3/16" = 1'-0"



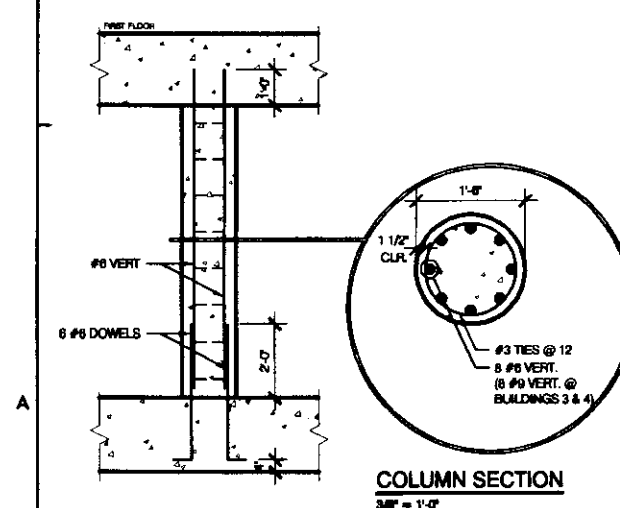
C5 SECTION @ SOUTH LOUVER
3/16" = 1'-0"



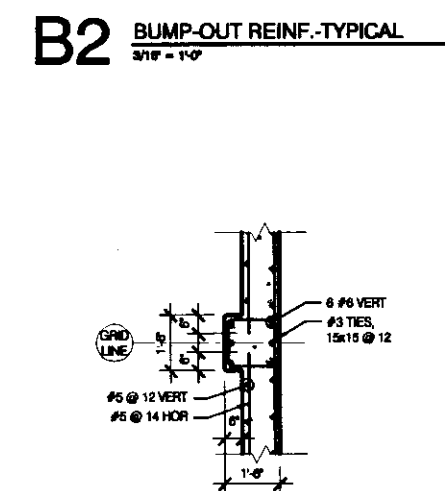
B3 TRANSITION DETAIL
3/16" = 1'-0"



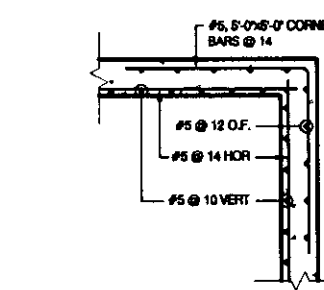
B5 SECTION @ ELEVATOR PIT
3/16" = 1'-0"



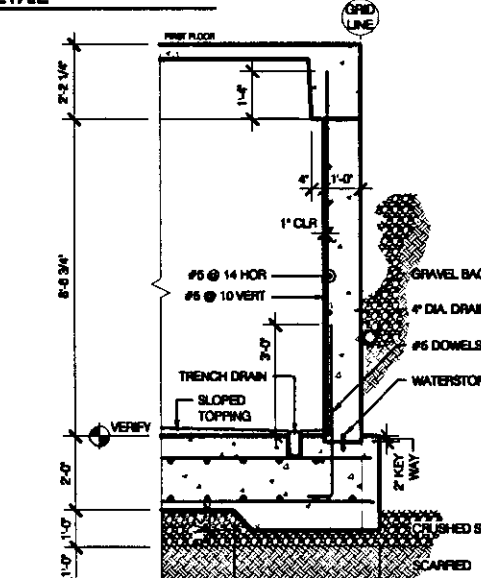
A1 COLUMN REINF.-TYPICAL
3/8" = 1'-0"



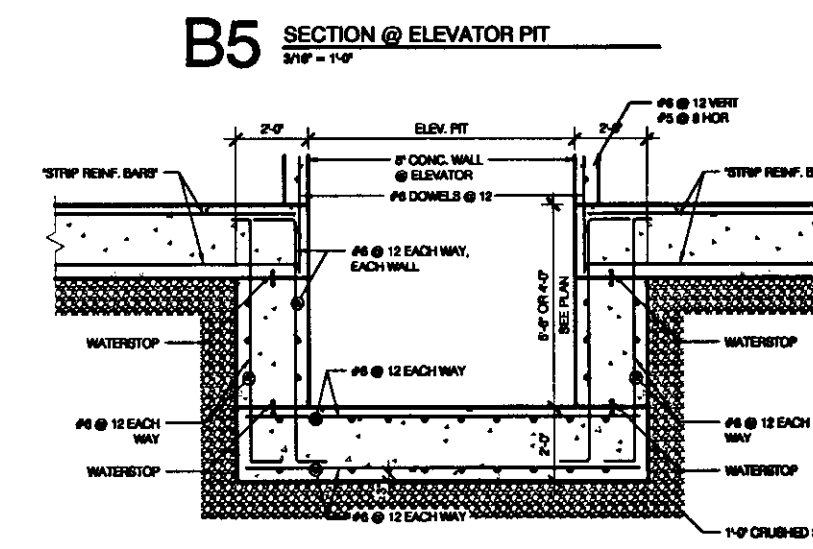
A2 INTERIOR WALL REINF.-TYPICAL
3/16" = 1'-0"



A3 CORNER REINF.-TYPICAL
3/16" = 1'-0"



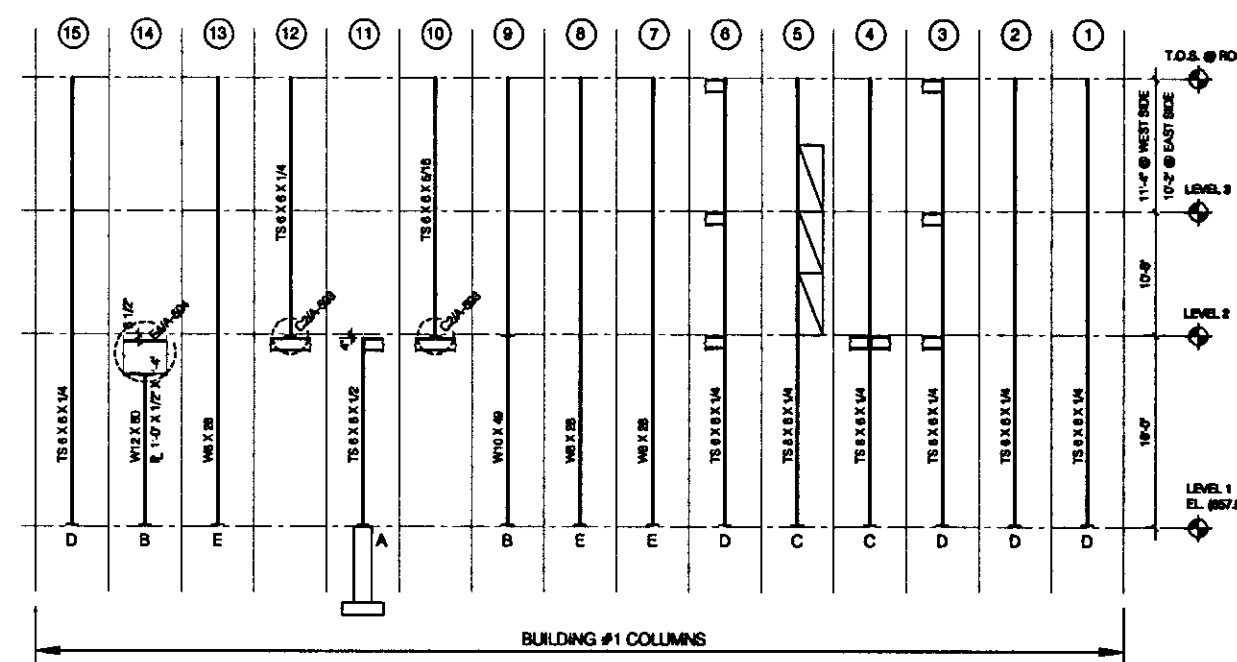
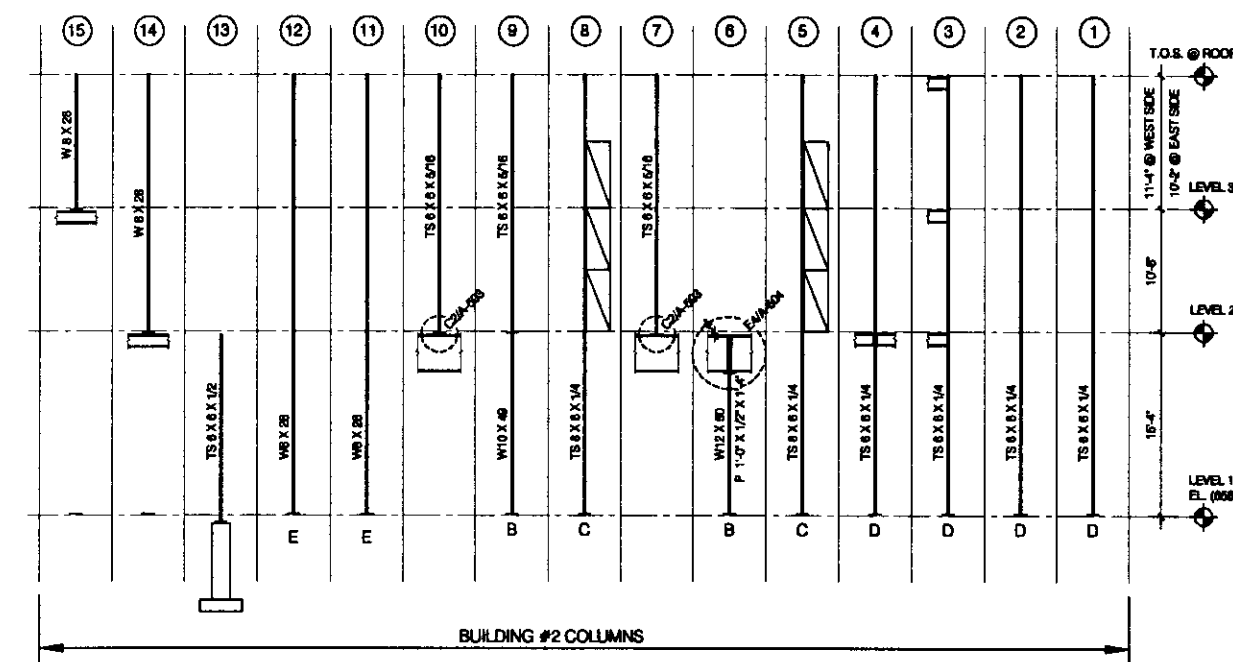
A4 FOUNDATION WALL REINF.-TYPICAL
3/16" = 1'-0"



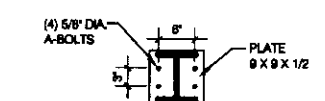
A5 SECTION @ ELEVATOR PIT
3/16" = 1'-0"

STRUCTURAL STEEL NOTES

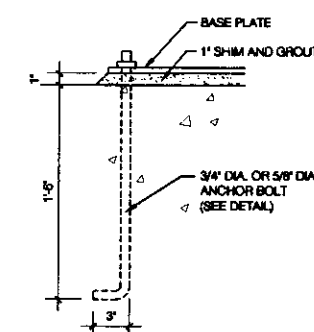
- DESIGN LOADS
SNOW 30 PSF GROUND SNOW
RESIDENCES 40 PSF
CORRIDORS 100 PSF
WIND 80 MPH EXPOSURE B
- CONCRETE DESIGN COMPRESSION STRENGTH IS ASSUMED TO BE AS FOLLOWS:
SLABS OVER JOIST 3000 PSI
- REINFORCING STEEL IS TO BE ASTM A615 GRADE 60. WELDED WIRE FABRIC TO BE ASTM A186.
REINFORCE SLABS OVER JOIST 6x6-W2, 14W2, 14W4W.
ADD ADDITIONAL REINFORCING AT OVERHANGS.
- STRUCTURAL STEEL IS TO BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS AND 1989 EDITION BY AISC. STRUCTURAL SHAPES TO BE ASTM A36 OR ASTM A572, WHICHEVER IS MORE READILY AVAILABLE.
- OPEN WEB JOIST ARE TO BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST SJI SPECIFICATION FOR V-SERIES JOIST. THE JOIST SUPPLIER WILL PROVIDE BRIDGING ANGLES IN ACCORDANCE WITH SJI SPECIFICATIONS. JOIST ARE TO BE WELDED TO SUPPORTS AND BOLTED IN ACCORDANCE WITH LATEST OSHA AND SJI ERECTION REQUIREMENTS. THE ROOF JOIST ARE TO BE DESIGNED AND FABRICATED FOR A 10 PSF NET UPLIFT.
- STEEL FLOOR CENTERING IS TO BE 3/4-INCH, 26 GAUGE GALVANIZED AND MECHANICALLY FASTENED TO SUPPORTS. STEEL ROOF DECK IS TO BE 1/4-INCH, 20 GAUGE WIDE RIB PAINTED DECK. THE DECK MAY BE WELDED TO SUPPORTS OR MAY BE MECHANICALLY FASTENED USING POWER ACTUATED FASTENERS OF EQUAL CAPACITY USING A 3/8" PATTERN AT SUPPORTS.
- EXTERIOR WALL STUDS ARE TO BE AS FOLLOWS:
LEVEL 1 TO LEVEL 2 8-INCH DEEP, 3-INCH FLANGES, 1/4" LIP, 16 GAUGE AND NOT OVER 16-INCH SPACING.
4-INCH DEEP, 1 1/4-INCH FLANGES, 1/4" LIP, 16 GAUGE AND NOT OVER 16-INCH SPACING.
- EXTERIOR BALCONY SUPPORTS ARE TO RECEIVE SHOP APPLIED EXTERIOR EXPOSED STEEL COATING SYSTEM
A. SYSTEM TYPE: EPOXYURETHANE
B. SURFACE PREPARATION: SSPC-SP8
C. PRIMER: SERIES 80 H-BUILD EPOXYLINE, DFT 3.0 TO 5.0 MILS.
D. INTERMEDIATE COAT: SERIES 80 H-BUILD EPOXYLINE, DFT 2.0 TO 3.0 MILS.
E. FINISH COAT: SERIES 75 ENDURA-SHIELD, 5.0 TO 8.0 MILS.
F. TOTAL DFT: 7.0 TO 15 MILS.
G. FINISH COLOR: CUSTOM



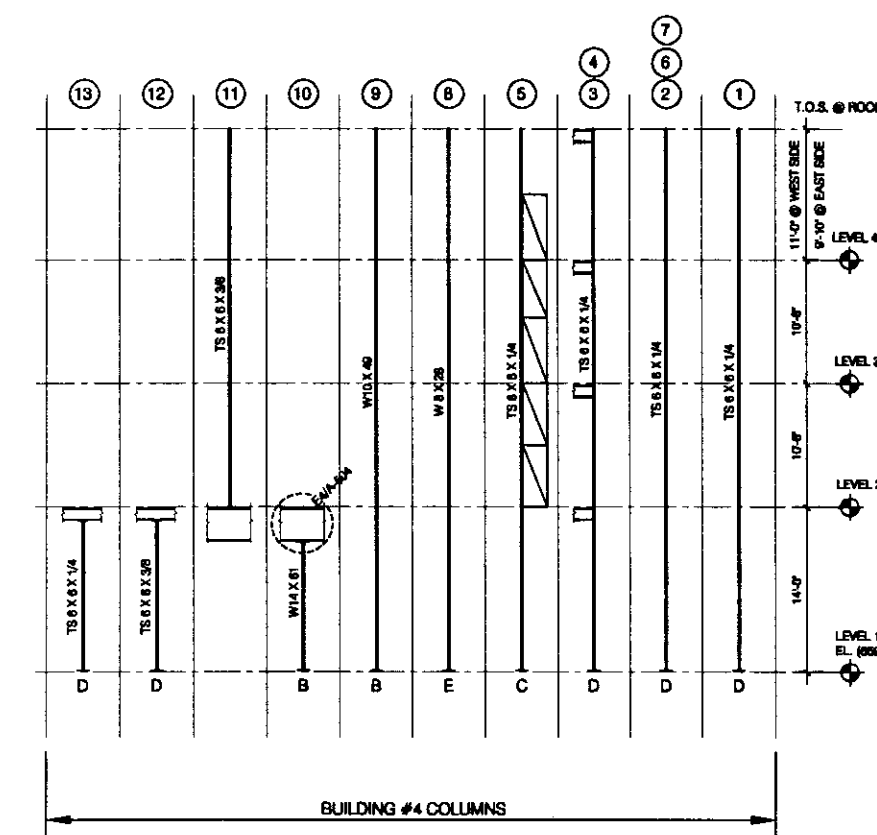
D2 STEEL COLUMN SCHEDULE - BUILDING 1, 2
1/8" = 1'-0"



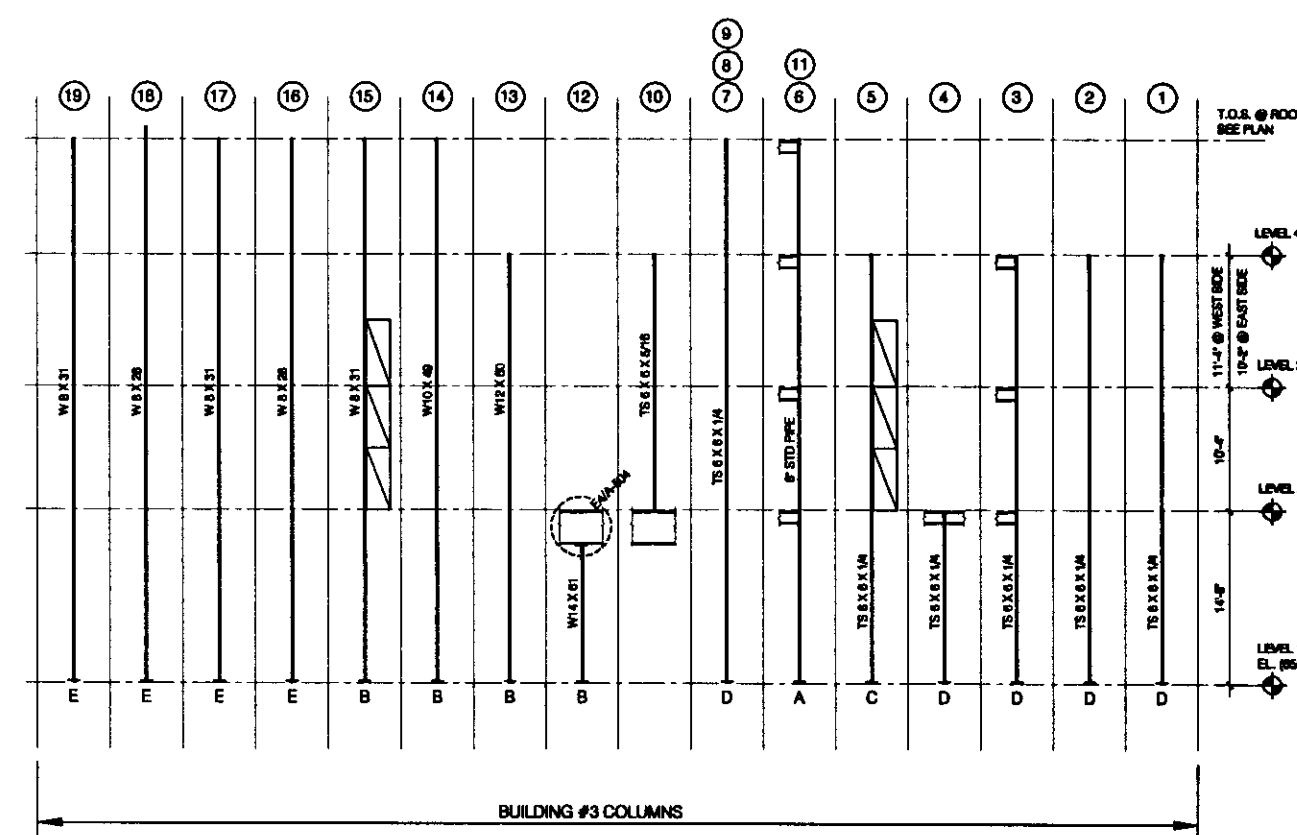
A1 BASE PLATE "E"
3/8" = 1'-0"



B1 ANCHOR BOLT DETAIL
3/8" = 1'-0"



B2 STEEL COLUMN SCHEDULE - BUILDING 3, 4
1/8" = 1'-0"



Project Title
QUARRY ROAD
MIXED USE
DEVELOPMENT



Owner:

Project No.: 04-071
Drawn by:
Checked by:

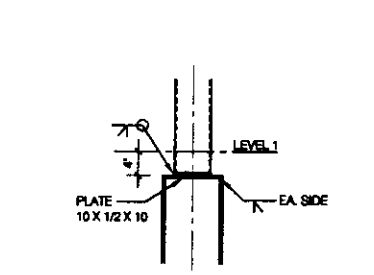
Date	Description
08/01/06	CONSTRUCTION SET
08/17/06	RE-BID CONSTRUCTION SET
09/16/07	CONDOMINIUM DOCUMENTS

Note:
FOR ALL WORK, ALL MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AISC, SJI, AND AIA SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

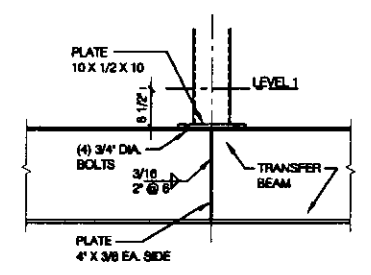
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Sheet Title
COLUMN SCHEDULE
AND DETAILS

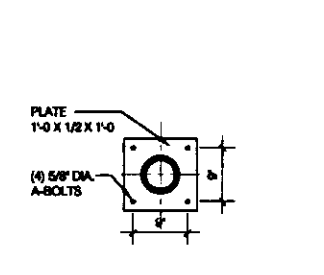
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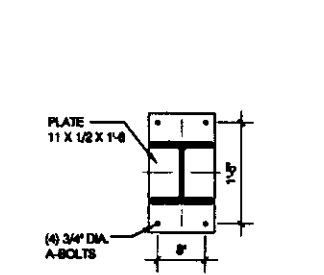
C1 DETAIL AT COLUMN CHANGE
3/8" = 1'-0"



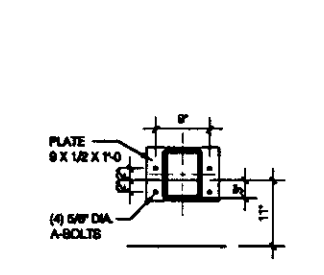
C2 DETAIL AT TRANSFER BEAM
3/8" = 1'-0"



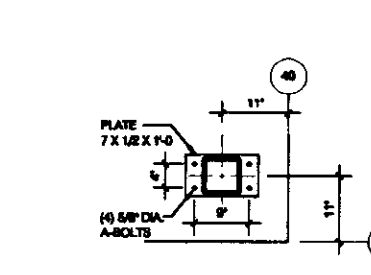
C3 BASE PLATE "A"
3/8" = 1'-0"



C4 BASE PLATE "B"
3/8" = 1'-0"

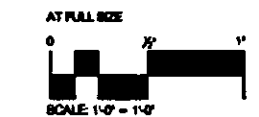


C5 BASE PLATE "C"
3/8" = 1'-0"



C6 BASE PLATE "D"
3/8" = 1'-0"

Project Title:
**QUARRY ROAD
MIXED USE
DEVELOPMENT**



Owner:

Project No.: 04.077
Drawn by:
Checked by:

Revised:

Date	Description
08.04.08	CONSTRUCTION SET
08.17.08	RE-BID CONSTRUCTION SET
09.16.07	CONDO/OWNERS DOCUMENTS

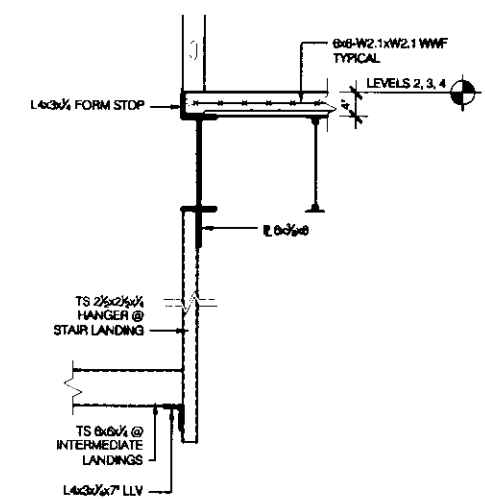
Notes:
1. FIELD VERIFY ALL DIMENSIONS AND ALLOWANCES.
2. FOR ALL COL. BRACING, CHECK SHIP BEAMS AND BRACE ANCHORAGE SYSTEMS.
3. LAY OUT AND CORRELATE BEAMS, WALLS, DOORS, WINDOWS, ETC. TO BE SHOWN ON ALL DRAWINGS.
4. FOR ALL DIMENSIONS, USE THE FOLLOWING: UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN FEET AND INCHES. FRACTIONS SHALL BE SHOWN AS 1/8", 1/4", 3/8", 1/2", 5/8", 3/4", 7/8", 1 1/8", 1 1/4", 1 3/8", 1 1/2", 1 5/8", 1 3/4", 1 7/8", 2 1/8", 2 1/4", 2 3/8", 2 1/2", 2 5/8", 2 3/4", 2 7/8", 3 1/8", 3 1/4", 3 3/8", 3 1/2", 3 5/8", 3 3/4", 3 7/8", 4 1/8", 4 1/4", 4 3/8", 4 1/2", 4 5/8", 4 3/4", 4 7/8", 5 1/8", 5 1/4", 5 3/8", 5 1/2", 5 5/8", 5 3/4", 5 7/8", 6 1/8", 6 1/4", 6 3/8", 6 1/2", 6 5/8", 6 3/4", 6 7/8", 7 1/8", 7 1/4", 7 3/8", 7 1/2", 7 5/8", 7 3/4", 7 7/8", 8 1/8", 8 1/4", 8 3/8", 8 1/2", 8 5/8", 8 3/4", 8 7/8", 9 1/8", 9 1/4", 9 3/8", 9 1/2", 9 5/8", 9 3/4", 9 7/8", 10 1/8", 10 1/4", 10 3/8", 10 1/2", 10 5/8", 10 3/4", 10 7/8", 11 1/8", 11 1/4", 11 3/8", 11 1/2", 11 5/8", 11 3/4", 11 7/8", 12 1/8", 12 1/4", 12 3/8", 12 1/2", 12 5/8", 12 3/4", 12 7/8", 13 1/8", 13 1/4", 13 3/8", 13 1/2", 13 5/8", 13 3/4", 13 7/8", 14 1/8", 14 1/4", 14 3/8", 14 1/2", 14 5/8", 14 3/4", 14 7/8", 15 1/8", 15 1/4", 15 3/8", 15 1/2", 15 5/8", 15 3/4", 15 7/8", 16 1/8", 16 1/4", 16 3/8", 16 1/2", 16 5/8", 16 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DETAILS

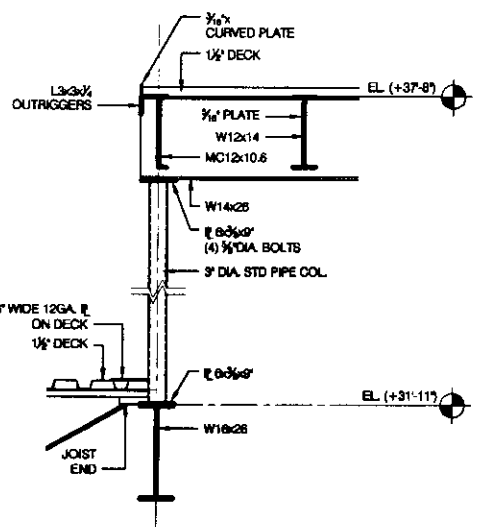
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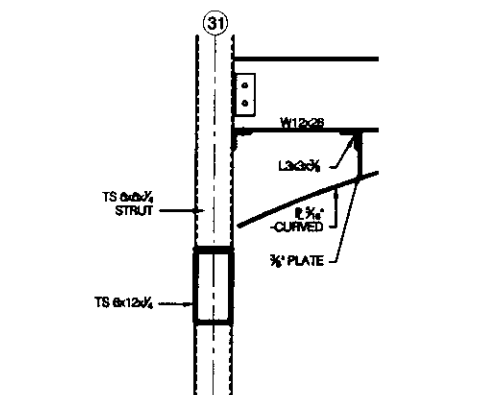
E1 MOMENT CONNECTION @ LEVEL 2
3/8" = 1'-0"



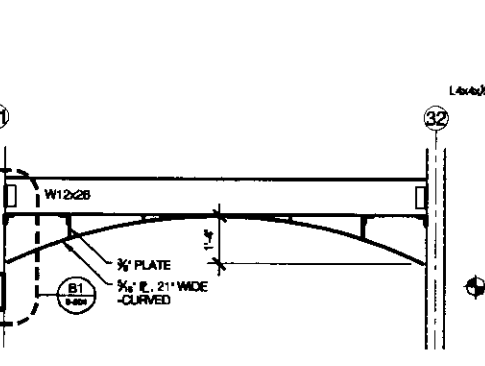
D1 LANDING SUPPORT HANGER
3/8" = 1'-0"



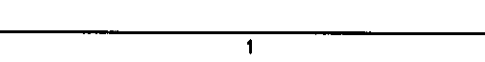
C1 SECTION @ HIGH ROOF
3/8" = 1'-0"



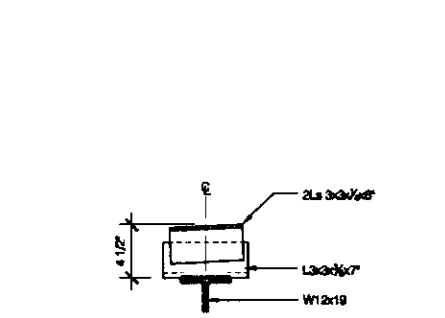
B1 SECTION @ GRID-31
3/8" = 1'-0"



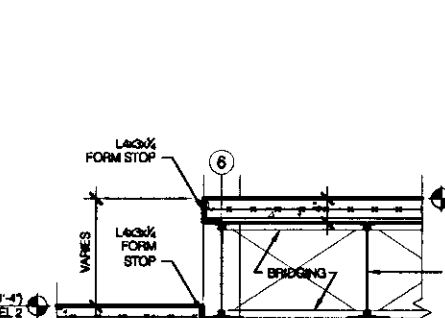
A2 ELEVATION @ ARCH
3/16" = 1'-0"



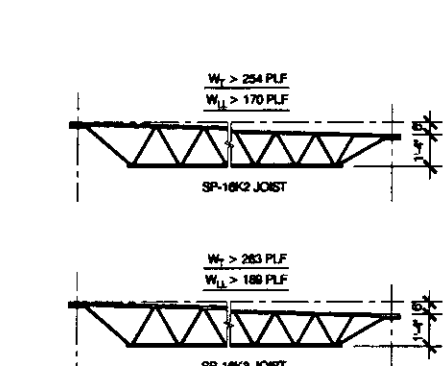
E2 SECTION @ 4TH LEVEL RAMP
3/8" = 1'-0"
(LOOKING EAST)



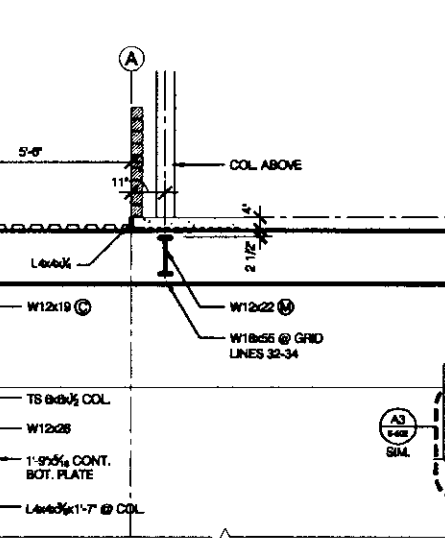
D2 SPACER DETAIL
3/8" = 1'-0"



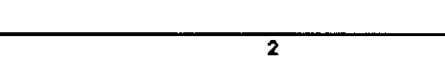
C2 SECTION @ RAMP
3/8" = 1'-0"



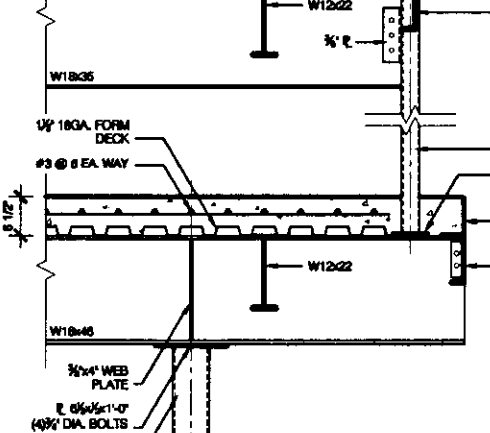
B2 JOIST LOADING DIAGRAMS
1/8" = 1'-0"



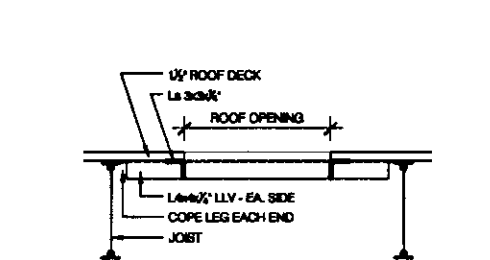
A1 SECTION BET. GRID LINES 31 & 34
3/16" = 1'-0"



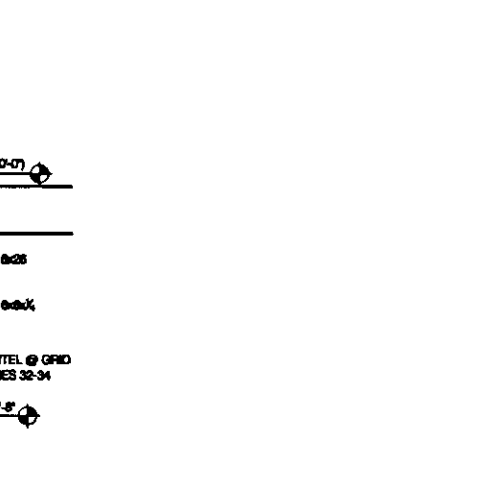
D4 DECK SUPPORT DETAIL
3/8" = 1'-0"



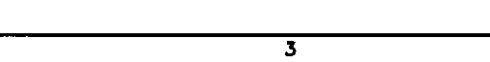
C3 SECTION @ CORNER
3/8" = 1'-0"



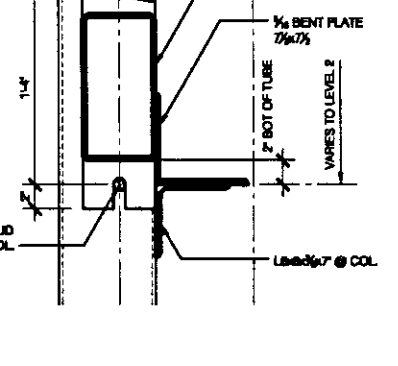
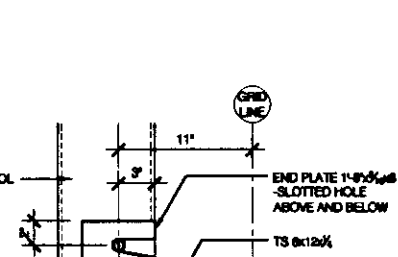
B3 SECTION @ OPEN ROOF FRAMING-TYP.
3/8" = 1'-0"
(OPENINGS GREATER THAN 144 SQ. IN.)



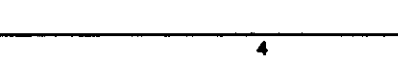
A4 SECTION @ LINTEL (51 LOCATIONS)
3/4" = 1'-0"



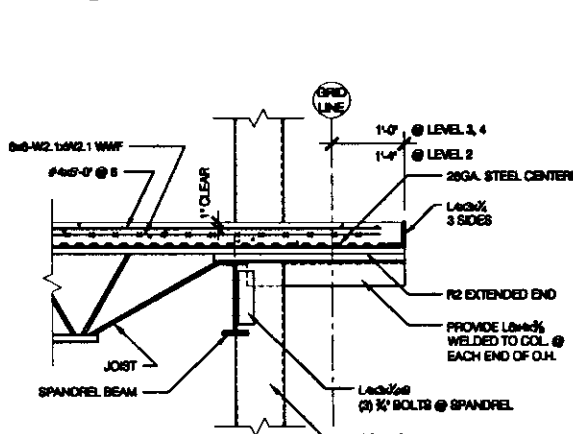
B4 DETAIL @ PRECAST DECK
3/4" = 1'-0"



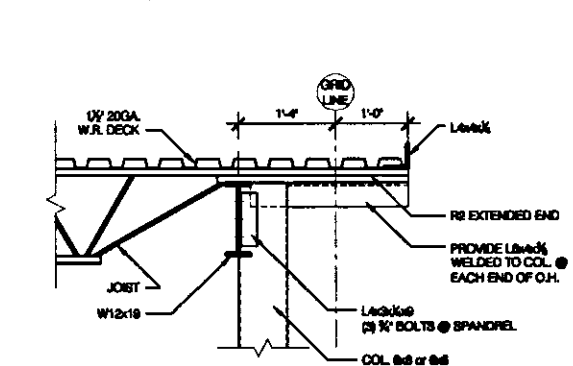
A5 SECTION @ ROOF PROJECTION
3/8" = 1'-0"



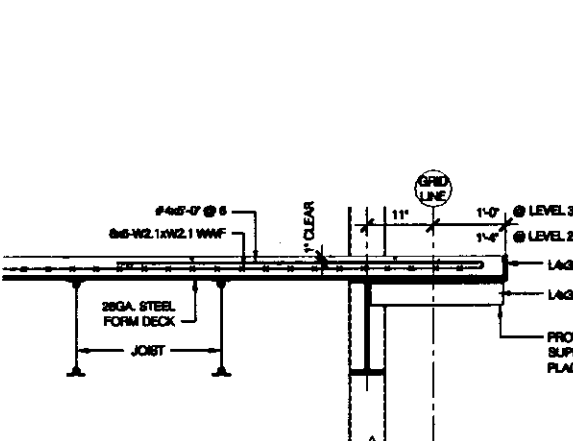
E5 BEAM-COLUMN CONN. @ CORRIDOR - TYP.
3/8" = 1'-0"



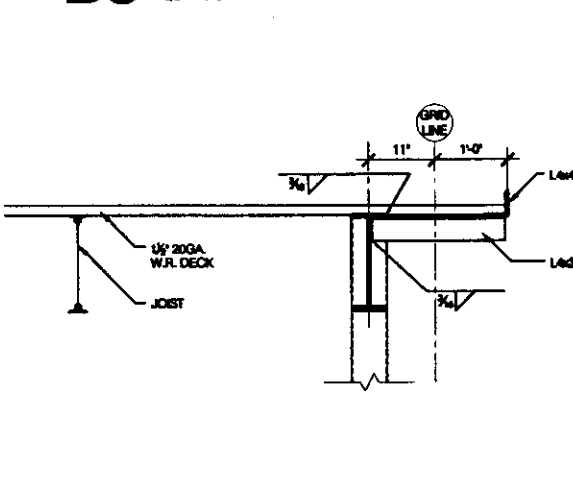
D5 SECTION @ OVER HANG
3/8" = 1'-0"



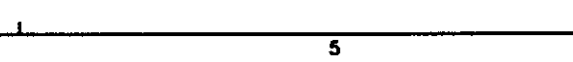
C5 SPANDREL @ OVER HANG
3/8" = 1'-0"



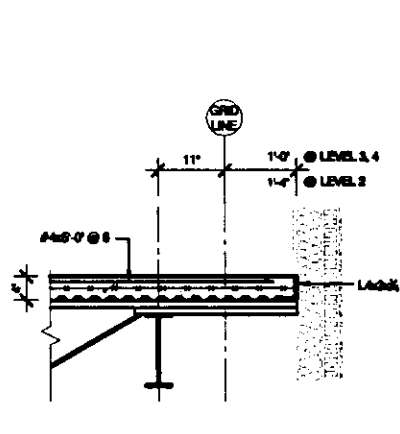
B5 SECTION @ SLAB CANTILEVER
3/8" = 1'-0"



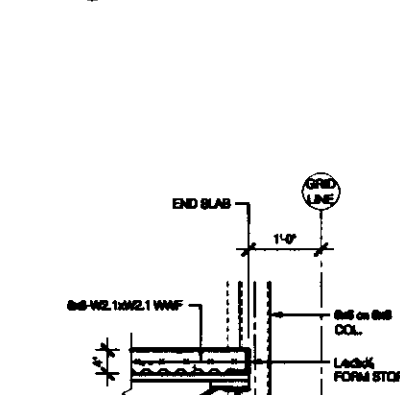
A5 SECTION @ ROOF PROJECTION
3/8" = 1'-0"



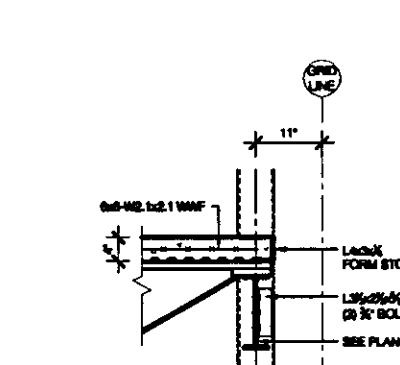
E6 SECTION @ COL.
3/8" = 1'-0"



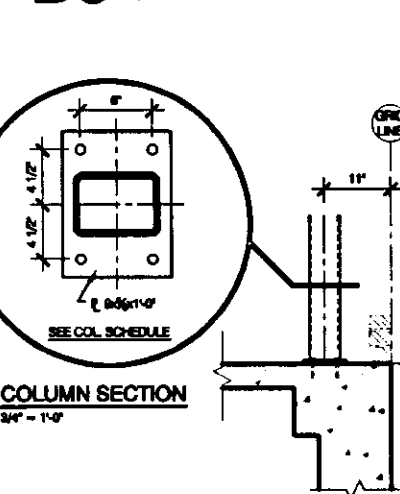
D6 SECTION BETWEEN COL.
3/8" = 1'-0"



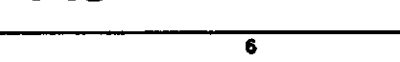
C6 SECTION @ LEVEL 3,4
3/8" = 1'-0"



B6 SECTION @ LEVEL 2
3/8" = 1'-0"



A6 COLUMN DETAIL-TYPICAL
3/8" = 1'-0"



FRAMING MATERIALS

Studs and Trak. ASTM C 955; studs formed to channel, "C", or "Sigma" shape with punched web, U-shaped track in matching nominal width and compatible height.

Gage and depth: As indicated on the drawings.

Galvanized in accordance with ASTM A 653/A 653M G60Z180 coating.

Framing Connectors: Factory-made formed steel sheet, ASTM A 653/A 653M SS Grade 50, with G60Z180 hot dipped galvanized coating and factory punched holes.

Structural Performance: Maintain load and movement capacity required by applicable code, when evaluated in accordance with AISI North American Specification for the Design of Cold Formed Steel Structural Members, minimum 16 gage, 0.06 inch thickness.

Movement Connections: Provide mechanical anchorage devices that accommodate movement using bolted holes, screws and anti-friction bushings, while maintaining structural performance of framing. Provide movement connections where indicated on drawings.

Acceptable Products: VarioClip(r) or DriClip(tm) manufactured by The Steel Network, Inc.

Provide non-movement connections for tie-down to foundation, floor-to-floor tie-down, roof-to-wall tie-down, joist hangers, gusset plates, and stiffeners.

ACCESSORIES

Bracing, Furring, Bridging: Formed steel sheet, thickness determined for conditions encountered, finish to match framing components.

Touch-Up Primer for Galvanized Surfaces: SSPC-Paint 20, Type I - Inorganic, complying with VOC limitations of authorities having jurisdiction.

FASTENERS

Self-Drilling, Self-Tapping Screws, Bolts, Nuts and Washers: Hot dip galvanized per ASTM A 153/A 153M.

Anchorage Devices: Power actuated.

METAL FABRICATIONS

MATERIALS - CARBON STEEL

Steel Sections: ASTM A 572 or A 36.

Steel Tubing (HSS): ASTM A 500, Grade B cold-formed structural tubing.

Plates: ASTM A 36.

Pipe: ASTM A 53/A 53M, Grade B Schedule 40, black and hot-dip galvanized finish, as indicated.

Bolts, Nuts, and Washers: ASTM A307, galvanized to ASTM A 153/A 153M where connecting galvanized components.

Welding Materials: AWS D1.1; type required for materials being welded.

Shop and Touch-Up Primer: SSPC-Paint 15, complying with VOC limitations of authorities having jurisdiction.

Touch-Up Primer for Galvanized Surfaces: SSPC-Paint 20, Type I - Inorganic, complying with VOC limitations of authorities having jurisdiction.

MATERIALS - STAINLESS STEEL

Cold formed stainless steel sheet: ASTM A 666, Type 304, No. 4 satin finish.

MATERIALS - ALUMINUM

Extruded Aluminum: ASTM B 221 (ASTM B 221M), 6063 alloy, T6 temper.

Sheet Aluminum: ASTM B 209 (ASTM B 209M), 5052 alloy, H32 or H22 temper.

Bolts, Nuts, and Washers: Stainless steel.

FABRICATION

Fit and shop assemble items in largest practical sections, for delivery to site.

Fabricate items with joints tightly fitted and secured.

Continuously seal joined members by continuous welds.

Grind exposed joints flush and smooth with adjacent finish surface. Make exposed joints butt tight, flush, and hairline. Ease exposed edges to small uniform radius.

Supply components required for anchorage of fabrications. Fabricate anchors and related components of same material and finish as fabrication, except where specifically noted otherwise.

FABRICATED ITEMS

Elevator Pit Ladders: Steel, in compliance with ANSI A14.3, with mounting brackets and attachments, galvanized finish.

Side Rails: 3/8 x 2 inches members spaced at 20 inches.

Side Rails: 1-1/2 inch diameter galvanized pipe spaced at 20 inches.

Rungs: 1 x 1 inch solid square bar spaced 12 inches on center.

Space rungs 5 inches from wall surface.

Steel Columns: Steel tubing, prime paint finish.

Sizes: As indicated on Drawings.

Steel Beams: Steel tubing, prime paint finish.

Sizes: As indicated on Drawings.

Bollards: Steel pipe, concrete filled, crowned cap, as detailed; prime paint finish.

Ledge Angles, Shelf Angles, Channels, and Plates Not Attached to Structural Framing: For support of masonry, galvanized finish.

Lintels: As detailed, galvanized finish.

Canopies:

Steel Outriggers: ASTM A 36 steel plates and shapes in sizes and configuration indicated on Drawings. Galvanize after fabrication to ASTM A 123, 1.3 oz/sq ft galvanized coating.

Shop Priming: Apply 4-5 mil thick, epoxy prime coating to exposed metal surfaces. Use "Series 27 Typoxy" manufactured by Thriemac Company Inc.

Elevator Hoistway Beams (temporary): Beam sections; prime paint finish.

Elevator Hoistway Sill Angles: ASTM A 36 steel angles, 5 x 5 x 3/8 inch. Verify size and anchorage with elevator manufacturer.

FINISHES - STEEL

Prime paint all steel items.

Exceptions: Galvanize items to be embedded in concrete or masonry and items specified for galvanized finish.

Exceptions: Do not prime surfaces in direct contact with concrete, where field welding is required, and items to be covered with sprayed fireproofing.

Prime Priming: One coat. Prepare surfaces to be primed in accordance with SSPC-SP2.

Galvanizing of Structural Steel Members: Galvanize after fabrication to ASTM A 123/A 123M requirements. Provide minimum 1.7 oz/sq ft galvanized coating.

Galvanizing of Non-structural Items: Galvanize after fabrication to ASTM A 123/A 123M requirements.

FABRICATION TOLERANCES

Squareness: 1/8 inch maximum difference in diagonal measurements.

Maximum Offset Between Faces: 1/16 inch.

Maximum Misalignment of Adjacent Members: 1/16 inch.

Maximum Bow: 1/8 inch in 48 inches.

Maximum Deviation From Plane: 1/16 inch in 48 inches.

METAL STAIRS

FABRICATION - GENERAL

Fit and shop assemble components in largest practical sections, for delivery to site.

Fabricate components with joints tightly fitted and secured.

Grind exposed joints flush and smooth with adjacent finish surface. Make exposed joints butt tight, flush, and hairline. Ease exposed edges to small uniform radius.

Exposed Mechanical Fastenings: Flush countersunk screws or bolts; unobtrusively located; consistent with design of component, except where specifically noted otherwise.

Supply components required for anchorage of fabrications. Fabricate anchors and related components of same material and finish as fabrication, except where specifically noted otherwise.

Fabricate components accurately for anchorage to each other and to building structure.

FABRICATION - PAN STAIRS AND LANDINGS

Form treads and risers with minimum 20 gage sheet steel stock.

Secure reinforced tread pans to stringers with clip angles, welded in place.

Form stringers with rolled steel channels, 10 inches deep. Weld fascia plates to channels using 14 gage steel sheet across channel toes.

Form landings with minimum 20 gage sheet stock. Reinforce underside with angles to attain design load requirements.

Prime paint components.

FINISHING

Prepare surfaces to be primed in accordance with SSPC-SP 2.

Clean surfaces of rust, scale, grease, and foreign matter prior to finishing.

Do not prime surfaces in direct contact with concrete or where field welding is required.

Prime paint items with one coat.

RAILINGS - GENERAL REQUIREMENTS

Design, fabricate, and test railing assemblies in accordance with the most stringent requirements of ASTM E 885 and applicable local code.

Design railing assembly, wall rails, and attachments to resist lateral force of 75 lb at any point without damage or permanent set. Test in accordance with ASTM E 835.

Allow for expansion and contraction of members and building movement without damage to connections or members.

Dimensions: See drawings for configurations and heights.

Welding Fittings: Factory- or shop-welded from matching pipe or tube; seams continuously welded; joints and seams ground smooth.

Fittings: Elbows, T-shapes, wall brackets, escutcheons; cast steel.

Mounting: Adjustable brackets and flanges with steel brackets for embedding in masonry. Prepare backing plate for mounting in stud wall construction.

Exposed Fasteners: Flush countersunk screws or bolts; consistent with design of railing.

Straight Splice Connectors: Steel concealed spigots.

Galvanizing: In accordance with requirements of ASTM A 123/A 123M.

Touch-Up Primer for Galvanized Surfaces: SSPC-Paint 20, Type I - Inorganic.

Shop and Touch-Up Primer: SSPC-Paint 15, complying with VOC limitations of authorities having jurisdiction.

FABRICATION

Accurately form components to suit specific project conditions and for proper connection to building structure.

Fit and shop assemble components in largest practical sizes for delivery to site.

Fabricate components with joints tightly fitted and secured. Provide spigots and sleeves to accommodate site assembly and installation.

Welded Joints:

Provide anchors and plates required for connecting railings to structure.

Exposed Mechanical Fastenings: Provide flush countersunk screws or bolts; unobtrusively located; consistent with design of component, except where specifically noted otherwise.

Supply components required for anchorage of fabrications. Fabricate anchors and related components of same material and finish as fabrication, except where specifically noted otherwise.

Exterior Components: Continuously seal joined pieces by continuous welds. Drip condensate drainage holes at bottom of members at locations that will not encourage water intrusion.

Interior Components: Continuously seal joined pieces by intermittent welds and plastic filler.

Grind exposed joints flush and smooth with adjacent finish surface. Make exposed joints butt tight, flush, and hairline. Ease exposed edges to small uniform radius.

Accurately form components to suit specific project conditions and for proper connection to building structure.

WOOD BLOCKING AND CURBING

Lumber fabricated from old growth timber is not permitted.

DIMENSION LUMBER

Moisture Content: S-dry or MC19.

Miscellaneous Blocking, Furring, and Nailers:

Lumber: S4S, No. 2 or Standard Grade.

CONSTRUCTION PANELS

Plywood Sheathing: PS 1, Grade C-D, Exposure I.

ACCESSORIES

Fasteners and Anchors.

Fasteners: Hot-dipped galvanized steel per ASTM A 153/A 153M for high humidity and treated wood locations, unfinished steel elsewhere.

BENTONITE WATERPROOFING

MANUFACTURERS

Colloid Environmental Technologies Company: www.cetco.com.

MATERIALS

Bentonite: Granulated pure, dry, bentonite clay composed of 90 percent minimum sodium montmorillonite, 90 percent minimum passing No. 20 mesh sieve and 10 percent maximum passing No. 200 mesh sieve.

Geotextile Panels: Volclay Volutex, 4'x15' interlocked geotextiles encapsulating granular sodium bentonite.

Composite Bentonite Waterproofing: Volclay Sweetite, 40" x 37-4" x 90 mil sodium bentonite/butyl rubber compound bonded to

Waterstop: Volclay Waterstop - RX

Joint Packing: Water soluble plastic filled with bentonite clay granules, 2 inch diameter x 24 inches long.

Liquid Flashing: Volclay M-2000 Liquid Flashing, modified polyurethane waterproofing mastic for plaza deck applications.

ACCESSORIES

Tape: Volclay seamtape, 2" wide butyl tape used to seal membrane overlap seams.

Adhesive: Manufacturer's recommended type.

BOARD AND BATT INSULATION

Manufacturers:

Dow Chemical Corp.: www.dow.com.

Owens Corning Corp.: www.owenscorning.com.

Paciv Building Products: www.pacivbuildingproducts.com.

Extruded Polystyrene Board Insulation: ASTM C 578, Type IV; Extruded polystyrene board with natural skin surfaces with the following characteristics:

Board Size: 48 x 96 inch.

Board Thickness: 1-1/2 and 2 inches as indicated on Drawings.

Board Edges: Tongue-and-groove.

Compressive Resistance: 25 psi.

Board Density: 1.8 lb/cu ft.

Water Absorption, maximum: 0.3 percent, volume.

BATT INSULATION MATERIALS

Manufacturers:

CertainTeed Corporation: www.certainteed.com.

Johns Manville Corporation: www.jm.com.

Owens Corning Corp.: www.owenscorning.com.

Batt Insulation: ASTM C 665; preformed glass fiber roll, friction fit, conforming to the following:

Combustibility: Non-combustible when tested in accordance with ASTM E 136, except for facing, if any.

Provide insulation made without formaldehyde.

Thickness: As indicated on Drawings.

Facing: Unfaced.

Surface Burning Characteristics: Flame spread index of 25 or less, smoke developed index of 50 or less, when tested in accordance with ASTM E 84.

ACCESSORIES

Separation Sheet: Reinforced polyethylene film for below grade installation, 10 mil thickness.

Membrane Tape: Rubberized asphalt laminated to polyethylene film, self-adhering type, 3 inches wide.

Thickness: 20 mils.

Acceptable product: "Polyguard Styro Tape" manufactured by Polyguard Products, Inc.: www.e-polyguard.com.

Adhesive: Type recommended by insulation manufacturer for application.

Drainage Panels installed on perimeter foundation walls. See Section 07140.

VAPOR RETARDERS

SHEET SEAL MATERIALS

Acceptable Products:

"Vapor Block" manufactured by Raven Industries: www.vaportblock.com.

"Stego Wrap" manufactured by Stego Industries LLC: www.stegoindustries.com.

"Sealtight Vapor-Mat" manufactured by W.R. Meadows, Inc.: www.wrmeadows.com.

"VB 350" manufactured by Barrier-Bac Inc.: Tel: (877) 237-2841.

ACCESSORIES

Tape: Pressure sensitive type as recommended and provided by membrane manufacturer.

WEATHER RESISTANT MEMBRANES

MANUFACTURERS

Acceptable Manufacturer: DuPont Company, Wilmington, DE, ASD.

MATERIALS

Tyvek(R) Water Resistant Barrier: Spunbonded olefin, nonwoven, non-perforated:

Classification: ASTM E 1677, Type I; air leakage at 25 mph wind pressure less than 0.08 cubic feet per minute per square foot.

Water Vapor Transmission: Greater than 20 perms, when tested in accordance with ASTM E 96 Procedure B.

Water Penetration Resistance: Minimum 78.7 inches per AATCC Test Method 127.

Sealing Tape: DuPont Contractor Tape.

Fasteners:

Wood, Insulated Sheathing Board, Exterior Gypsum: Nails with large heads or plastic washer heads.

PREFORMED METAL ROOF PANELS

MANUFACTURERS

Design is based on "SMAP-CLAD" panels, manufactured by Petersen Aluminum Corporation: www.pac-clad.com.

ATTACHMENT SYSTEM

Concealed System: Provide manufacturer's recommended high-performance concealed anchor clips designed for specific roofing system and engineered to meet performance requirements, including anticipated thermal movement.

ACCESSORIES AND MISCELLANEOUS ITEMS

Miscellaneous Sheet Metal Items: Provide flashings, trim, moldings, closure strips, preformed crickets, caps, and similar sheet metal items of the same material, thickness, and finish as used for the roofing panels. Items completely concealed after installation may optionally be made of stainless steel.

Rib and Ridge Closure: Provide prefabricated, close-fitting components of combination steel and closed-cell foam.

Snow Retention System: "S-5 ColorGard" with utility clamp for attachment to standing seams.

Sealants: Elastomeric type containing no oil or asphalt.

Exposed sealant must cure to rubber-like consistency.

Concealed sealant must be non-hardening type.

Seam sealant must be factory-applied, non-skinning, n.o.-drying type.

Sheet Underlayment: Self-adhering, rubberized asphalt sheet bonded to sheet polyethylene, complying with ASTM D 1870, 40 mil total thickness, with stripable treated release paper.

"Ice and Water Shield" manufactured by Grace Construction Products: www.

"CCV WIP 30041T" manufactured by Carlisle Coatings - no Waterproofing: www.carlisle-cow.com.

FABRICATION

Panels: Fabricate panels and accessory items at factory, using manufacturer's standard processes as required to achieve specified appearance and performance requirements.

Joints: Factory-install captive gaskets, sealants, or separator strips at panel joints to provide weathertight seals, eliminate metal-to-metal contact, and minimize noise from panel movements.

FIBER CEMENT SIDING

MANUFACTURER

James Hardie Siding Products: www.jameshardie.com.

CertainTeed Corporation, Siding Products Group, P.O. Box 860, Valley Forge, Pennsylvania 19482, ASD. Tel: (800) 233-8990 (professionals) or (800) 782-4777 (consumers).

PANELS

Fiber Cement Board Panels - General: Cement and cellulose fiber formed under high pressure into boards with integral surface texture, complying with ASTM C 1198 Type A Grade II, machined edges for nail attachment.

SINGLE-PLY TPO MEMBRANE ROOFING

MANUFACTURERS

Thermoplastic Polyolefin (TPO) Membrane Materials:

Carlisle SynTec Incorporated: www.carlisle-syntec.com.

Firestone Building Products Co.: www.firestonebpco.com.

GenFlex Roofing Systems: www.genflex.com.

Verico Incorporated: www.verico.com.

Isocyanurate Insulation:

Atlas Roofing Corporation: www.atlasroofing.com.

Insulation Cover Board:

G-P Gypsum Corporation: wwwgp.com/gypsum.

ROOFING MEMBRANE AND ASSOCIATED MATERIALS

Membrane: Ethylene-propylene based TPO; scrim reinforced.

Thickness: 0.045 inch.

Color: Gray.

Seaming Materials: As recommended by membrane manufacturer.

Membrane Fasteners:

Disc Washers and Screws: Provided by membrane manufacturer.

Flexible Flashing Material: Unreinforced membrane, conforming to the following:

Thickness: 60 mil.

Color: Match membrane.

INSULATION COVER BOARD

"Dens-Dock" Roof Board for mechanically-attached membrane installation, 1/4 inch thick and 1/2 inch at Building 3 between gridlines 11 and 21.

INSULATION

Polyisocyanurate Board Insulation: Rigid cellular foam, complying with ASTM C 1289, and with the following characteristics:

Facing: Asphalt felt or mat both faces.

Board Size: 48 x 96 inch.

Insulation Thickness at Roof Areas: constant thickness of 2 inches each layer, 2 layers minimum.

Tapered Board: Slope as indicated; minimum thickness 1/2 in.; fabricate of fewest layers possible.

Board Edges: Square.

ACCESSORIES

Insulation Joint Tape: Glass fiber reinforced type as recommended by insulation manufacturer, compatible with roofing materials; 6 inches wide; self adhering.

Membrane Adhesive: As recommended by membrane manufacturer.

Thinners and Cleaners: As recommended by adhesive manufacturer, compatible with membrane.

Sealants: As recommended by membrane manufacturer.

EDGE METAL SYSTEM

Perimeter Fascia: Factory fabricated metal components approved by membrane manufacturer.

Provide 2-piece assembly consisting of the following:

Base: Continuous heavy gage, cold-formed galvanized steel base mechanically fastened to roof edge blocking.

Fascia Cover: Prefinished, cold-formed 24 gage galvanized steel cover; snap-on design. 6-1/2 inch nominal height.

Acceptable products:

"Anchor-Tie" Fascia manufactured by Metal-Era, Inc.: www.metalera.com.

"TermoEdge" Fascia manufactured by W.P. Hickman: www.wph.com.

MEMBRANE AND INSULATION ATTACHMENT TYPE

Method of Attachment:

a. Mechanically fastened membrane and insulation: typical throughout, except at locations noted below.

b. Fully adhered membrane and insulation board: provide at Building 3 over concrete decking occurs.

WARRANTY

Provide manufacturer's 20-Year "Total System Warranty," "No Dollar Limit" (DNL) type, covering material and labor cost of corrective work resulting from failure to prevent penetration of water.

SHEET METAL FLASHING AND TRIM

SHEET MATERIALS

Pre-Finished Aluminum: ASTM B 209 (ASTM B 209M); 0.053 inch thick; plain finish shop pre-coated with fluoropolymer coating of color as selected.

Fluoropolymer Coating: High Performance Organic Finish, AAMA 2604, multiple coat, thermally cured fluoropolymer finish system; color as scheduled.

ACCESSORIES

Fasteners: Galvanized steel, with soft neoprene washers.

Primer: Zinc chromate type.

FABRICATION

Form sections true to shape, accurate in size, square, and free from distortion or defects.

Fabricate cleats of same material as sheet, minimum 6 inches wide, interlocking with sheet.

Form pieces in longest possible lengths.

Hem exposed edges on underside 1/2 inch; miter and seam corners.

Form material with flat lock seams, except where otherwise indicated. At moving joints, use sealed lapped, beyond-type or interlocking hooked seams.

Fabricate corners from one piece with minimum 18 inch long legs; seam for rigidity, seal with sealant.

Fabricate vertical faces with bottom edge formed outward 1/4 inch (6 mm) and hemmed to form drip.

GUTTERS AND DOWNSPOUTS

MATERIALS

Pre-Finished Aluminum Sheet: ASTM B 209 (ASTM B 209M); 0.040 inch thick.

Finish: Plain, shop pre-coated with PVDF (polyvinylidene fluoride) coating.

Color: As selected from manufacturer's standard colors.

COMPONENTS

Gutters: Profile as indicated.

Downspouts: SMACNA Rectangular profile.

Anchors and Supports: Profiled to suit gutters and downspouts.

Anchoring Devices: In accordance with SMACNA requirements.

Gutter Supports: Straps.

Downspout Supports: Straps.

Fasteners: Galvanized steel, with soft neoprene washers.

ACCESSORIES

Downspout Boots: Plastic.

FABRICATION

Form gutters and downspouts of profiles and size indicated.

Fabricate with required connection pieces.

Form sections square, true, and accurate in size, in maximum possible lengths, free of distortion or defects detrimental to appearance or performance. Allow for expansion at joints.

Hem exposed edges of metal.

Fabricate gutter and downspout accessories; seal watertight.

FACTORY FINISHING

Fluoropolymer Coating: High Performance Organic Finish, AAMA 2604; multiple coat, thermally cured fluoropolymer finish system, color as scheduled.

Primer Coat: Finish concealed side of metal sheets with primer compatible with finish system, as recommended by finish system manufacturer.

FIRESTOPPING

Firestopping: Any material meeting requirements.

Fire Ratings: Use any system listed by UL or tested in accordance with ASTM E 814 that has F Rating equal to fire rating of penetrated assembly and minimum T Rating Equal to F Rating and that meets all other specified requirements.

MATERIALS

Elastomeric Silicone Firestopping: Single component silicone elastomeric compound and compatible silicone sealant; conforming to the following:

Durability and Longevity: Permanent.

Color: Dark gray.

Manufacturers:

A/D Fire Protection Systems Inc.: www.adfrs.com.

3M Fire Protection Products: www.3m.com/firestop.

Specified Technologies, Inc.: www.silfirestop.com.

Fiber Packing Material: Mineral fiber packing insulation, conforming to the following:

Density: 4.0 lb/cu ft.

Durability and Longevity: Permanent.

Manufacturers:

USG; Product "Thermalflow": www.usg.com.

Intumescent Putty: Compound which expands on exposure to surface heat gain; conforming to the following:

Durability and Longevity: Permanent.

Color: Dark gray.

Manufacturers:

Grace Construction Products: www.graceconstruction.com.

3M Fire Protection Products: www.3m.com/firestop.

Specified Technologies, Inc.: www.silfirestop.com.

Primers, Sealers, Forms, and Accessories: Type required for tested assembly design.

JOINT SEALERS

SEALANTS

Sealants and Primers - General: Provide only products having lower volatile organic compound (VOC) content than required by the more stringent of the South Coast Air Quality Management District Rule No. 1168 and the Bay Area Air Quality Management District Regulation 8, Rule 8.1.

General Purpose Exterior Sealant: Polyurethane; ASTM C 920, Grade NS, Class 25, Uses M, G, and A; multi-component.

Color: Standard colors matching finished surfaces.

Acceptable products:

Product: "HP 2" manufactured by Sonnetson Building Products.

Product: "Dymonic" 511 manufactured by Tremco Incorporated.

Control, expansion, and soft joints in masonry.

Joints between concrete and other materials.

Joints between metal frames and other materials.

Sealing under thresholds at exterior doors.

Other exterior joints for which no other sealant is indicated.

NEUMANN MONSON
ARCHITECTS

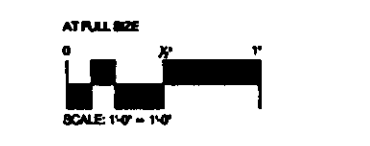
A PROFESSIONAL CORPORATION

111 E. COLLEGE ST. IOWA CITY, IA 52240

319-338-7878 319-338-7879 FAX

Consultants:

Project Title
QUARRY ROAD
MIXED USE
DEVELOPMENT



Owner:

Project No.: 0407
Drawn by:
Checked by:

Date	Description
08.04.06	CONSTRUCTION SET
08.17.06	RE- DID CONSTRUCTION SET
05.16.07	CONDOMINIUM DOCUMENTS

Notes:

READ EVERY ALL DIMENSIONS AND CLEARANCES
DO NOT SCALE DIMENSIONS. CONSULT SHOP DRAWINGS AND
CHECK APPROPRIATE DIMENSIONS.
LET AND NOT CONTRACTOR'S RESPONSIBILITY TO
LAWYER AND ARCHITECT. ALL DIMENSIONS SHALL BE IN
FEET AND INCHES. ROUND UP TO NEXT WHOLE INCH.
ALL DIMENSIONS SHALL BE IN FEET AND INCHES.

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Sheet Title
SPECIFICATIONS
SHEET

Sheet Number

G-003

E

D

C

B

A

Exterior Expansion Joint Sealer: Precompressed foam sealer; urethane with water-repellent.
Color: Black.
Size as required to provide watertight seal when installed.
Provide product recommended by manufacturer for traffic-bearing use.
Acceptable products:
Product: "PolySeal Standard" manufactured by PolySeal Manufacturing Corporation.
Product: "Wili-Seal 250" manufactured by Ilbruck USA.
Applications: Use for:
Exterior wall expansion joints.
Exterior Metal Lap Joint Sealant: Butyl or polyisobutylene, nonshrinking, noncuring.
Acceptable products:
Product: "Tremco 440 Tape" manufactured by Tremco Incorporated.
Applications: Use for:
Non-compression glazing of vision lights in metal frames.
Concealed sealant bead in sheet metal work.
General Purpose Interior Sealant: Acrylic emulsion latex; ASTM C 834, Type OP, Grade NF single component, paintable.
Color: Standard colors matching finished surfaces.
Acceptable products:
Product: "Sonolac" manufactured by Sonneborn Building Products.
Product: "Trenflex" 834 manufactured by Tremco Incorporated.
Applications: Use for:
Interior wall and ceiling control joints.
Joints between door and window frames and wall surfaces.
Other interior joints for which no other type of sealant is indicated.
Bathub/Tub Sealant: White silicone; ASTM C 920, Uses I, M and A, single component, mildew resistant.
Acceptable products:
Product: "Dow Corning 785" Mildew-resistant silicone sealant manufactured by Dow Corning Corporation.
Product: "OmniPlus" manufactured by Sonneborn Building Products.
Applications: Use for:
Joints between plumbing fixtures and floor and wall surfaces.
Joints between kitchen and bath countertops and wall surfaces.
Acoustical Sealant: Butyl or acrylic sealant; ASTM C 920, Grade NS, Class 12-1/2, Uses M and A, single component, solvent release curing, non-skinning.
Product: "Tremco Acoustical Sealant" manufactured by Tremco Incorporated.
Applications: Use for concealed locations only.
Sealant bead between top stud runner and structure and between bottom stud track and floor.
Interior Floor Joint Filler: Semi-flexible epoxy; ASTM D 638, multi-component.
Color: Gray.
Shore A hardness: 80-85.
Acceptable products:
Product: "Joint-Loc 80" manufactured by PolySeal Manufacturing Corporation.
Product: "Epolith - P" manufactured by Sonneborn Building Products.
Applications: Use for:
Saw-cut contraction joints in floors.
Concrete Paving Joint Sealant: Polyurethane, self-leveling; ASTM C 920, Class 25, Uses T, I, M and A, single component.
Color: Gray.
Product: "SL 1" manufactured by Sonneborn Building Products.
Applications: Use for:
Joints in sidewalks and vehicular paving.
Silicone Sealant: ASTM C 920, Grade NS, Class 25, Uses NT, A, G, M, O, single component, neutral curing, non-sagging, non-staining, fungus resistant, non-bleeding.
Color: Standard colors matching finished surfaces.
Acceptable products:
Product: "Dow Corning 785" Silicone Building Sealant manufactured by Dow Corning Corporation.
Product: "Spectrem 2" manufactured by Tremco Incorporated.
Movement Capability: Plus and minus 50 percent.
Service Temperature Range: -65 to 180 degrees F.
Shore A Hardness Range: 15 to 35.
Applications: Use for:
Structural and nonstructural glazing of glass, metal and plastic.
Weatherproofing perimeter joints around metal frames.

ACCESSORIES
Primer: Non-staining type, recommended by sealant manufacturer to suit application.
Joint Cleaner: Non-corrosive and non-staining type, recommended by sealant manufacturer, compatible with joint forming materials.
Joint Backing: Round foam rod compatible with sealant; ASTM D 1056, sponge or expanded rubber, oversized 30 to 50 percent larger than joint width.
Bond Breaker: Pressure sensitive tape recommended by sealant manufacturer to suit application.

FIRE EXTINGUISHERS, CABINETS AND ACCESSORIES
Fire Extinguishers, Cabinets and Accessories:
JL Industries, Inc. www.jlindustries.com.
Larsen's Manufacturing Co. www.larsensmfg.com.
Potter-Roemer: www.potterroemer.com.

PASSENGER ELEVATORS
All components to be manufactured by same entity.
Provide card readers with security access functions to limit access to 2nd, 3rd and 4th floors.
Provide passenger cabs with full height tinted glazing at back of cab with stainless steel protection rail.

ELEVATORS
Elevator #68 and #91: Kone MX Hydraulic Elevator or equal
Passenger, hydraulic with cylinder in buried ceiling
Operation and Controls: Four-stop automatic.
Hoistway Doors and Frames: Stainless steel.
Door Type: Double leaf.
Door Operation: Center opening.
Rated Net Capacity: 2500 lbs.
Rated Speed: 150 ft/min.
Travel Distance: As indicated on drawings.
Number of Stops: 4.
Number of Openings: 4 Front.
Hydraulic Motor and Pump Location: Adjacent to hoistway.
Horse power: 40 HP
Elevator #48: Kone Monospace Traction Elevator or equal
Operation and Controls: Five-stop automatic.
Hoistway Doors and Frames: Stainless steel.
Door Type: Double leaf.
Door Operation: Center opening.
Rated Net Capacity: 2500 lbs.
Rated Speed: 150 ft/min.
Travel Distance: As indicated on drawings.
Number of Stops: 5.
Number of Openings: 5 Front.
Horse power: 8.5 HP

CONTROLS
Elevator Controls: Provide landing buttons and hall lanterns.
Door Controls:
Program door control to open doors automatically when car arrives at floor.
Render "Door Close" button inoperative when car is standing at dispatching terminal with doors open.
If doors are prevented from closing for approximately ten seconds because of an obstruction, automatically disconnect door reopening devices, close doors more slowly until obstruction is cleared. Sound buzzer.
Door Safety Devices: Moveable, retractable safety edges, quiet in operation, equip with photo-electric light rays.
Landing Buttons: Stainless steel type, one for originating UP and one for originating DOWN calls, one button only at terminating landings; marked with arrows.
Provide "Firefighter's Operation" in accordance with applicable code. Designated Landing.

MACHINE ROOM FITTINGS
Wall-Mounted Frames: Glazed with clear plastic; sized as required. Provide one for master electric and hydraulic schematic and one for lubrication chart. Install charts.
Key Cabinet: Wall-mounted, lockable, keyed to building keying system, for control/operating panel keys.
Provide two extra key cabinet keys.
Provide two extra control/operating panel keys.
Provide two extra card access keys.

NEUMANN MONSON
ARCHITECTS

A PROFESSIONAL CORPORATION

111 E. COLLEGE ST. IOWA CITY, IA 52240

319-338-7878 319-338-7879 FAX

Consultants:

Project Title:
QUARRY ROAD
MIXED USE
DEVELOPMENT



Owner:

Project No.: 04-071
Drawn by:
Checked by:

Date	Description
08.02.06	CONSTRUCTION SET
08.17.06	RE-BID CONSTRUCTION SET
08.16.07	CONSTRUCTION DOCUMENTS

Notes
READ EVERY NOTE, DIMENSION AND CLEARANCE.
DO NOT SCALE DIMENSIONS. CONSULT SHOP DRAWINGS AND
CHECK APPROVALS, ISSUES.
LAY OUT AND CONSTRUCT ALL WORK FROM THE
DIMENSIONS ON DRAWINGS. A NEW POLE TO
REPLACEMENT FOR EXISTING ONE. SEE CONSTRUCTION
FOR EXISTING STRUCTURE. READ PROJECT MANUAL.
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Sheet Title:
SPECIFICATIONS
SHEET

Sheet Number:
G-004