### CITY OF WEST DES MOINES PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: October 14, 2019

<u>Item</u>: 214 5th Street Facade, – Approval of building remodel for an office use – Legacy

Capital Partners - MML2-004345-2019

Requested Action: Approval of a Minor Modification Level 2 Site Plan

Case Advisor: J. Bradley Munford

**Applicant's Request**: The applicant, Legacy Capital Partners, represented by Daniel Porter, is requesting approval of a Minor Modification Level 2 Site Plan to remodel an existing retail building on approximately 0.08 acres located at 214 5th Street in preparation for use as an office.

History: The property was platted as Block 10, Lot 6 Valley Junction. The building was built in 1940.

<u>City Council Subcommittee</u>: This item was presented to the Development and Planning City Council Subcommittee on June 3, 2019. The Subcommittee expressed support of the development.

**<u>Staff Review and Comment:</u>** This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding issues. Staff notes the following:

Hold Harmless Agreement and Temporary Setback No Build Agreement: The proposed plan includes window and door openings on the south façade. Since the southern wall is located on the property line, the Building Code requires fire rated construction which limits the amount of wall openings that are less than five feet (5') from a property line. The City owns the land immediately to the south and utilizes it as a landscape walkway between the public parking lot and 5th Street. The walkway currently does not have any structures. The applicant requested a no-build easement from the City that would prohibit construction of any structure within five feet (5') of our north property line in order to allow for the installation of windows and doors for the office use. The City has agreed to the no-build easement and the document. Additionally, the façade modification plan proposes to install four building canopies over the right of way of 5th Street and the City owned walkway located south of the applicant's property. The applicant has submitted a Hold Harmless agreement that release the City from any liability related to the canopies. Attachment D and E are copies of the Hold Harmless and the No-Build agreements. For policy purposes, formal acceptance by the City Council of these documents is required.

<u>Comprehensive Plan Consistency</u>: The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

<u>Site Plan Findings</u>: This proposed project was distributed to various city departments for review and comment. Based upon that review, the following findings have been made on the proposed project:

- 1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that the project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan.
- 2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.

- 3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare and safety of the community.
- 4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.
- 5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and the project has complied with or has been conditioned to comply with all City Code requirements.
- 6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the zoning designation and Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

<u>Staff Recommendations and Conditions of Approval</u>: Based upon the preceding review and a finding of consistency with the Comprehensive Plan, staff recommends the Plan and Zoning Commission adopt a resolution approving the Minor Modification Level 2 Site Plan to allow remodeling of an existing building for an office use, subject to the applicant meeting all City Code requirements and the following:

 The City Council approving and accepting the Hold Harmless and Temporary Setback No-Build Agreements.

#### **Property Owner/Applicant:**

Legacy Capital Partners 3737 Woodland Ave Suite 630 West Des Moines, Iowa 50266

#### **Applicant's Representatives:**

Wade Squiers The Squiers Studio 206 3<sup>rd</sup> Street SW Mount Vernon, Iowa 52314 Wade@ss-designgroup.com

#### Attachments:

Attachment A - Plan and Zoning Commission Resolution

Exhibit A - Conditions of Approval

Attachment B - Location Map
Attachment C - Site Plan

Attachment D - Hold Harmless Agreement

Attachment E - Temporary Setback No Build Agreement

#### **RESOLUTION NO.**

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A MINOR MODIFICATION LEVEL 2 FOR 214 5TH STREET (MML2-004345-2019) TO ALLOW THE REMODELING OF AN EXISTING BUILDING FOR AN OFFICE USE

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, The Legacy Capital Partners, has requested approval of modifications to allow the remodeling of an existing commercial building for an office use on property located at 214 5th Street (MML2-004345-2019);

**WHEREAS**, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, on October 14, 2019 this Commission held a duly-noticed public meeting to consider the application for a Minor Modification Level 2 (MML2-004345-2019);

NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report dated October 14, 2019 or as amended orally at the Plan and Zoning Commission meeting of October 14, 2019 are adopted.

SECTION 2. Minor Modification Level 2 (MML2-004345-2019) to allow the remodeling of an existing building for an office use, is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report dated October 14, 2019, including conditions added at the meeting, and attached hereto as Exhibit "A." Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

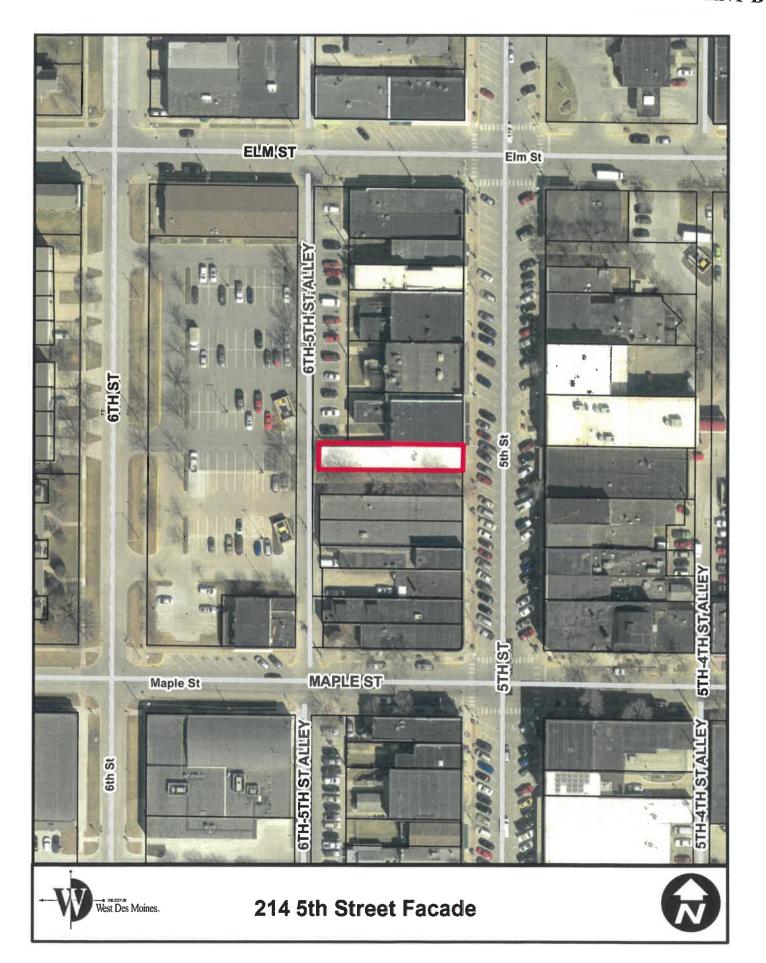
PASSED AND ADOPTED on October 14, 2019

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ATTEST:	Erica Andersen, Chair Plan and Zoning Commission
Recording Secretary	
I HEREBY CERTIFY that the foregoing resolution wa of the City of West Des Moines, Iowa, at a regular med	
AYES: NAYS: ABSTENTIONS: ABSENT:	
ATTEST:	
Recording Secretary	

## EXHIBIT A CONDITIONS OF APPROVAL

1	Fhe City Council approving and accepting the Hold Harmless and Temporary Setback No Build
	Agreements.

### ATTACHMENT B



### LEGACY CAPITAL PARTNERS TI

MINOR MODIFICATION APPLICATION - 01.18.19 MINOR MODIFICATION APPLICATION - 05.24.19 MINOR MODIFICATION APPLICATION - 07.01.19 MINOR MODIFICATION APPLICATION - 07.18.19

PERMIT APPLICATION 08.13.19 MINOR MODIFICATION REV 1 09.16.19

**REGIONAL MAP** 

FIRE HOSE CABINET
FLEXIBLE
FLOOR
FACE OF FINISH
FIBERGLASS REINFORCED PLASTIC
FIBERGLASS
FOOT OR FEET
GROUND
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GALVANIZED
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GYPSUM GYPSUM BOARD
HDW HARDWARE
HM HOLOW HETAL
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CONDITIONING

VICINITY MAP



BUILDING PERSPECTIVE



**ABBREVIATIONS** ACT ACOUSTIC CEILING TILE
ADA AMERICANS WITH DISABILITIES ACT
ADJ ADJUSTABLE
AFF ABOVE FINISHED FLOOR
AHU AIR HANDLING UNIT
ALT ALTERNATE
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EMER EMERGENCY
ENCL ENCLOSURE
EQ EQUAL

ARCHITECTURAL SYMBOLS

DRAWING VIEW

ROOM NAME

101

BUILDING

OPP OPPOSITE
ORD OVERFLOW ROOF DRAIN
PLAM PLASTIC LAMINATE
PLYWD PLYWOOD
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INTERNATIONAL BUILDING CODE
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2. ALL WORK SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, ORDINANCES, AND REGULATIONS AS ADOPTED BY LOCAL AUTHORITIES HAVING JURISDICTIONS AND IN FORCE AT TIME OF CONSTRUCTION.

REGULATIONS AS AGOPTED BY LOCAL AUTHORITIES HAVING JURISDICTIONS AND IN FORCE AT TIME OF CONSTRUCTION.

AT TIME OF CONSTRUCTION.

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THE GENERAL CONTRACTOR IS TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF WORK

ALL CONSTRUCTION DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY, AND WHAT IS CALLED FOR BY EITHER WILL BE BINDING AS IF CALLED FOR BY ALL ANY WORK SHOWN OR REFERRED TO ON ANY SET OF DRAWINGS SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.

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CONTRACTORS SHALL CONSULT PLANS OF ALL TRADES FOR OPENINGS AND ROUGH-INS
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CONTRACTOR SHALL CORDINATE WITH ALL OWNER FURNISHED TEMS AND PROVIDE ALL
REQUIRED MECHANICAL AND ELECTRICAL CONNECTIONS, INCLUDING STUB OUTS FOR NEW
OR RUTURE WORK INDICATED.
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2. ARCHITECTURAL	A100	SITE PLAN	
2. ARCHITECTURAL	A101	FLOOR PLANS	0
2. ARCHITECTURAL	A102	ENLARGED PLANS & INTERIOR ELEVATIONS	0
2. ARCHITECTURAL	A103	ROOF PLAN & RCP	0
2. ARCHITECTURAL	A104	WALL SECTIONS & MISC DETAILS	0
2. ARCHITECTURAL	A200	BUILDING ELEVATIONS	Ö
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1st STREET SW MT VERNON, IOWA 52314 319.631.8075 wade@ss-designgroup.com

CONSULTANTS: STRUCTURAL ENGINEER

CIVIL ENGINEER

MEP ENGINEER

01/18/19 MINOR MOD, APPLICATION 05/24/19 MINOR MOD, APPLICATION #2		PRINTED
05/24/19 MINOR MOD. APPLICATION #2 08.13.19 PERMIT ISSUE	DATE	REMARKS
08.13.19 PERMIT ISSUE	01/18/19	MINOR MOD, APPLICATION
	05/24/19	MINOR MOD. APPLICATION #2
09.16.9 MINOR MOD, REVISION #1	08.13.19	PERMIT ISSUE
	09.16.9	MINOR MOD, REVISION #1

Revision Schedule		
Description	Da	



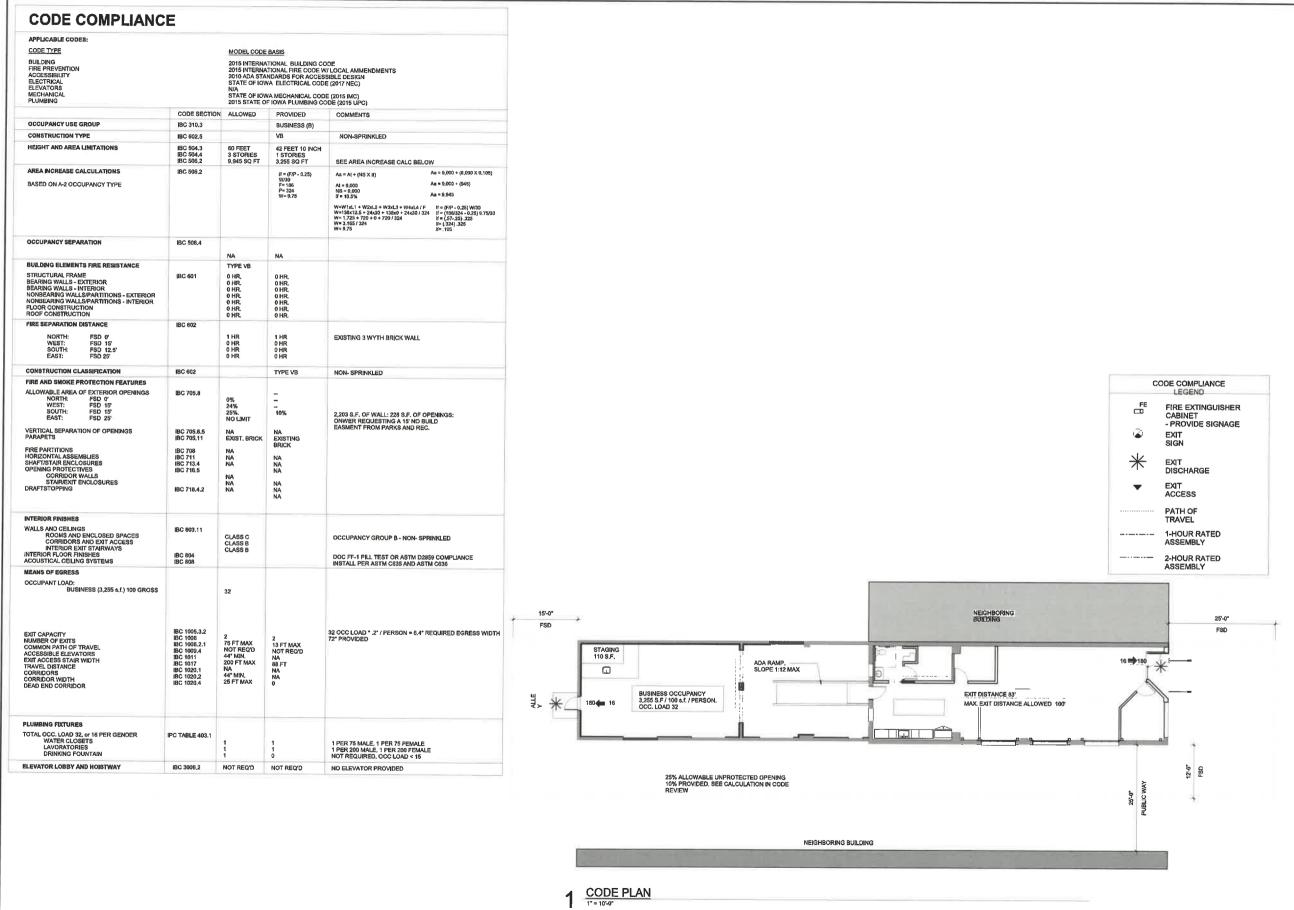
KEY PLAN

OFFICE LEGACY PARTNERS RENNOVATION

214 5TH STREET WEST DES MOINE

G000

TITLE SHEET



1m THESQUIERSSTUDIO ARCHITECTURE 1st STREET SW MT VERNON, IOWA 52314 319.631.8075 wade@ss-designgroup.com CONSULTANTS: STRUCTURAL ENGINEER CIVIL ENGINEER MEP ENGINEER PRINTED DATE REMARKS 01/18/19 MINOR MOD. APPLICATION 05/24/19 MINOR MOD. APPLICATION #2 08.13.19 PERMIT ISSUE 09.18.9 MINOR MOD. REVISION #1 Revision Schedule Rev# Description Date ROFESSION William IOWA KEY PLAN OFFICE LEGACY PARTNERS RENNOVATION CODE COMPLIANCE

FOR CONSTRUCTION

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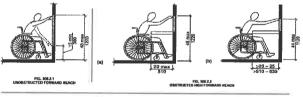
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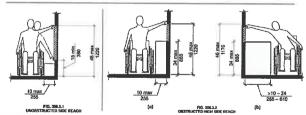
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Control of State S

98.700 1006 - Marin PIG. 302.4 REQUISED VERTICAL CLEARANCE

REACH RANGES SHALL COMPLY WITH ADA/ANSI 308,
OPERABLE PARTS SHALL BE OPERABLE WITH ONE HA
PINCHING, OR TWISTING OF THE WRIST, THE FORCE R





ACCESSIBLE ROUTES
MANUAL DOORS, DOORWAYS AND MANUAL GATES INTENDED FOR USER PASSAGE SHALL COR OPENING CLEAR WIDTH. DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES

TYPE OF USE		MAREUVERING CLEARANCES AT MANUAL SWINGING DOORS	
Approach Direction	Door Side	Perpendicular to Doorway	Parallel to Docracy (beyond letch unless noted
From front	Pull	60 inches (1525 mm)	18 inches (455 mm)
From front	Push	48 inches (1220 mm)	0 inches (0 mm)
From hinge side	Pull	60 inches (1525 mm)	36 inches (915 mm)
From hinge side	Puli	54 inches (1370 mm)	42 inches (1065 mm)
From hinge side	Push	42 inches (1065 mm)	22 Inches (560 mm)18
From latch side	Pull	48 inches (1220 mm)	24 inches (610 mm)
From latch side	Push	42 inches (1085 mm)	24 inches (610 mm)

\*Add 6 inches (150 mm) if closer provided.

\*Add 12 inches (305 mm) beyond tatch if closer end tatch provided.

\*Add 12 inches (305 mm) beyond tatch if closer end tatch provided.

NG CLEARANCES AT SLIDING AND FOLDING DOORS Persitel to Doo beyond stop or latth ski 48 Inches (1220 mm) 0 inches (0 mm) From nonlatch side From latch side Beyond pocket or hinge side.

ACCESSIBLE ROUTES CONTINUED

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DOORS IN A SERIES SHALL COMPLY WITH ADAMANSI 302 AND 303.

DOOR NARDWARE - HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH ADAMANSI 309.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE PINISH FLOOR OR GROUND, DOOR CLOSERS SHALL COMPLY WITH ADA 404.2 IANNSI 404.2.7.

DOOR-OPENING FORCE SHALL COMPLY WITH ADA 404.2 IANNSI 404.2.8.

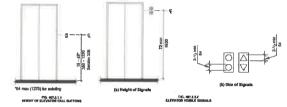
VISION LITES - DOORS AND SIDELITES ADJACENT TO DOORS CONTAINING ONE OR MORE GLAZING PANELS THAT PERMIT I VEWING THROUGH THE PANELS SHALL HE BOTTOM OF AT LEAST ONE PANEL ON EITHER THE DOOR OR AN ADJACENT SIDELITE 43 INCHES MAXIMUM ABOVE THE FLOOR.

RAMPS ALONG ACCESSIBLE ROUTES SHALL LAWE THE BOTTOM OF AT LEAST ONE PANEL ON EITHER THE DOOR OR AN ADJACENT SIDELITE 43 INCHES MAXIMUM ABOVE THE FLOOR.

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FIG. 406.9.3 Fit dias PASSENGER ELEVATORS SHALL COMPLY WITH ADA/ANSI 407 AND WITH ASME A17 ELEVATOR CALL CONTROLS SHALL BE RAISED OR FLUSH AND COMPLY WITH ADA/ANSI 407.2.1



ELEVATOR HALL SIGNALS SHALL COMPLY WITH ADA/ANSI 407.2.2. VISIBLE SIGNAL FIXTURES SHALL BE CENTERED AT 72 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND. ELEVATOR AUDBLE SIGNALS SHALL COMPLY WITH ADA/ANSI 407.2.2.3. ELEVATOR DOORS SHALL COMPLY WITH ADA/ANSI 407.3. ELEVATOR CARS SHALL COMPLY WITH ADA/ANSI 407.3.

SITE AND BUILDING ELEMENTS
PARKING SPACES SHALL COMPLY WITH ADA/ANSI 502.

PARKING SPACES SHALL COMPLY WITH ADAYANS JUZ.

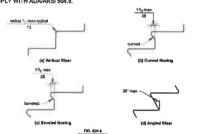
STARMAYS SHALL COMPLY WITH ADAYANS JUZ.

FIRMAYS SHALL COMPLY WITH ADAYANS JUZ.

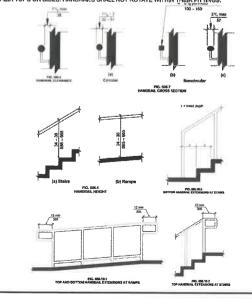
HEIGHT AND UNIFORM TREAD DEPTH. RISERS SHALL BE 4 NICHES MINIMUM AND 7 INCHES MAXIMUM IN HEIGHT.

TREADS SHALL BE 11 INCHES MINIMUM IN DEPTH. OPEN RISERS SHALL NOT BE PERMITTED.

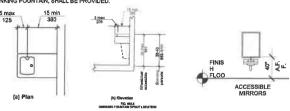
NOSINGS SHALL COMPLY WITH ADAYANS 1504.5.



HANDRAILS SHALL COMPLY WITH ADA/ANSI 505. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STARS AND RAMPS, HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAR FLIGHT OR RAMP RUN, HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS ALONG THEIR LENGTH AND SHALL NOT BE OBSTRUCTED ALONG THEIR TOPS OR SIDES. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.



PLUMBING FACILITIES
DRINKING FOUNTAINS SHALL COMPLY WITH ADAIANSI 602. A CLEAR FLOOR SPACE
COMPLYING WITH ADAIANSI 305, POSITIONED FOR A FORWARD APPROACH TO THE
DRINKING FOUNTAIN, SHALL SE PROVIDED.



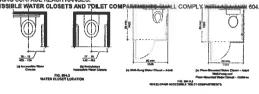
TOILET AND BATHING ROOMS SHALL HAVE CLEARANCES COMPLYING WITH ADAIANSI 603.2. A TURNING SPACE COMPLYING WITH ADAIANSI 304 SHALL BE PROVIDED WITHIN THE ROOM, THE TURNING SPACE SHALL NOT BE PROVIDED WITHIN A TOILET COMPARTMENT, DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE FOR ANY PINTURE.

CLEARANCE FOR ANY PIXTURE.

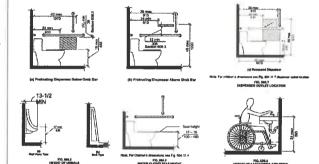
MIRRORS SHALL COMPLY WITH ADAIANSI 603.3. ACCESSISLE MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES MAXIMUM ABOVE THE FLOOR.

COAT HOOKS AND SHELVES SHALL COMPLY WITH ADAIANSI 603.4 AND SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN ADAIANSI 305. SHELVES SHALL BE 40 INCHES MINIMUM AND 48 INCHES MAXIMUM ASOVETHE FLOOR.

DIAPER CHANGING STATIONS SHALL COMPLY WITH ADAIANSI 309 AND 902 FOR OPERABLE PARTS AND WORKING SURFACE FROM FROM FROM SHALL SHALL COMPLY WITH ADAIANSI 309 AND 902 FOR OPERABLE PARTS AND WORKING SURFACE FROM FRACES.





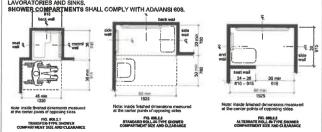


FLUSH CONTROLS SHALL BE HAND-OPERATED OR AUTOMATIC, HAND-OPERATED FLUSH CONTROLS SHALL COMPLY WITH ADAANS! 398 AND BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET. COAT HOOKS PROVIDED WITHIN TOLET COMPARTMENTS SHALL BE 48 INCHES MAXIMUM ABOVE THE FLOOR. ACCESSIBLE TOILET COMPARTMENT DOORS INCLUDING HARDWARE, SHALL COMPLY WITH ADAANS! 404. DOORS SHALL BE SELF-CLOSING, DOORS SHALL NOT SWING INTO THE REQUIRED MINIMUM AREA OF THE COMPARTMENT.

COMPARTMENT.

LAVORATORIES, ACCESSIBLE LAVORATORIES AND SINKS SHALL COMPLY WITH ADA/ANSI 606, A CLEAR FLOOR
SPACE COMPLYING WITH ADA/ANSI 305, POSITIONED FOR FORWARD APPROACH, SHALL BE PROVIDED, KNEE
AND TOE CLEARANCE COMPLY WITH ADA/ANSI 308 SHALL BE PROVIDED, CHAPTER
FAULCETS SHALL COMPLY WITH ADA/ANSI 309, HAND-OPERATED METERING FAUCETS SHALL REMAIN OPEN
FOR 10 SECONDS MIN.

EXPOSED PIPES AND SURFACES UNDER LAVORATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE
CONFIGURED TO PROTECT ACAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER
LAVORATORIES AND SINKS.



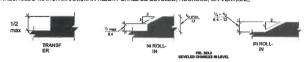
SHOWER COMPARTMENT GRAB BARS SHALL COMPLY WITH ADA/ANSI 609 AND BE PROVIDED IN ACCORDANCE WITH ADA/ANSI 608.3. WHERE MULTIPLE GRAB BARS ARE USED, HORIZONTAL GRAB BARS SHALL BE INSTALLED AT THE SAME REQUIRED HEIGHT ABOVE FINISH FLOOR, GRAB BARS ARE NOT SEFAILIRED IN SHOWER COMPARTMENTS NOT FOR PUBLIC USE, AS LONG AS REINFORCEMENT IS



PLUMBING FACILITIES CONTINUED
SHOWER COMPARTMENT CONTROLS, FAUCETS, AND SHOWER SPRAY UNITS SHALL COMPLY WITH ADA
GOS, SANS 1008 A AND ADANASI 309.4. IN STANDARD ROLL.IN TYPE SHOWERS WITHOUT SEATS, THE SHOWER
HEAD AND OPERABLE PARTS CAN BE LOCATED ON ANY OF THE THREE WALLS OF THE SHOWER. A SHOWER
SPRAY UNIT (HAND SHOWER) WITH A HOSE 59 INCHES MINIMUM IN ILENGTH, THAT CAN BE USED BOTH AS A
FIXED SHOWER HEAD AND AS A HAND SHOWER, SHALL BE PROVIDED. THE HAND SHOWER SHALL HAVE A
CONTROL WITH A NONPOSITIVE SHUT-OFF FEATURE, WHERE PROVIDED, AN ADJUSTABLE-HEIGHT HAND
SHOWER MOUNTED ON A VERTICAL BAR SHALL BE INSTALLED SO AS TO NOT OBSTRUCT THE USE OF GRAB



SHOWER COMPARTMENT THRESHOLDS IN ROLL-IN TYPE SHOWER COMPARTMENTS SHALL BE 1/2 INCH MAXIMUM IN HEIGHT IN ACCORDANCE WITH ADA/ANSI 303, IN TRANSFER-TYPE SHOWER COMPARTMENTS, THRESHOLDS 1/2 INCH MAXIMUM IN HEIGHT IN SHALL BE SEVELED, ROUNDED, OR VERTICAL,

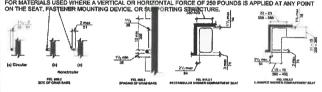


SHOWER ENCLOSURES FOR SHOWER COMPARTMENTS SHALL NOT OBSTRUCT CONTROLS OR OBSTRUCT TRANSFER FROM WHELI CHAIRS ONTO SHOWER SEATS.

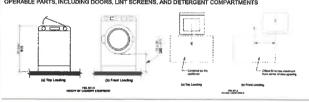
WATER TEMPERATURE SHALL BE DELIVERED AT 120-DEGREES MAXMUM.

GRAB BARS IN ACCESSIBLE TOLET OR BATHING FACILITIES SHALL COMPLY WITH ADAMAIS 603, GRAB BARS, AND ANY WALL OR OTHER SURFACES ADACENT TO GRAB BARS. SHALL COMPLY WITH ADAMAIS 603, GRAB BARS, AND ANY WALL OR OTHER SURFACES ADACENT TO GRAB BARS. SHALL BE FREE OF SHAPP OR ABRASIVE ELEMENTS, EDGES SHALL BE ROUNDED, CRAB BARS SHALL NOT ROTATE WITHIN THEIR TITTINGS FOR BARS SHALL BE STATULED IN ANY MANINER THAT PROVIDED A GRIPPING FACE AT THE LOCATIONS SPECIFICIAL DAMAIS 603 AND DOES NOT OBSTRUCT THE CLEAR FLOOR SPACE ALLOWABLE STRESSES SHALD ON THE COMPANY OF THE CLEAR FLOOR SPACE ALLOWABLE STRESSES SHAPPLED AT ANY POINT ON THE GRAB BAR, FASTENER MOUNTING DEVICE. OR SUPPORTING STRUCTURE.

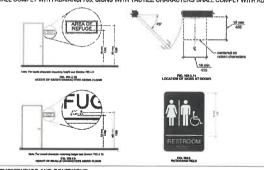
SHOWER COMPARTMENT SEATS SHALL BE INSTALLED AT 17 INCHES MINIMUM AND INCHES MAXUMIN ASOVE THE FINISH FLOOR, MEASURED TO THE TOP OF THE SEAT. ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHERE A VERTICAL OR HORIZONTAL. FORCE OF 250 POUNDS IS APPLIED AT ANY POINT ON THE GRAB BAR. FASTENER MOUNTING DEVICE. OR SUPPORTING STRUCTURE.



NES AND CLOTHES DRYERS SHALL COMPLY WITH ADA/ANSI 611. S, INCLUDING DOORS, LINT SCREENS, AND DETERGENT COMPAI



COMMUNICATION ELEMENTS AND FEATURES
FIRE ALARM SYSTEMS SHALL COMPLY WITH ADA/ANSI 702, ACCESSIBLE AUDIBLE AND VISUAL ALARMS AND NOTIFICATION APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH NIFPA 72 LISTED IN SECTION 105.22, BE POWERED BY COMMERCIAL LIGHT AND POWER SOURCE, BE PERMANENTLY CONNECTED TO THE WIRING OF THE PREMISES ELECTRIC SYSTEM, AND BE PERMANENTLY INSTALLED, SIGNS SHALL COMPLY WITH ADA/ANSI 703. SIGNS WITH TACTILE CHARACTERS SHALL COMPLY WITH ADA



BUILT-IN FURNISHINGS AND EQUIPMENT
DINING SURFACES AND WORK SURFACES SHALL COMPLY WITH ADA/ANSI 902. A CLEAR FLOOR SPACE DINING SURFACES AND WORK SURFACES SHALL COMPLY WITH ADA/ANSI 902. A CLEAR FLOOR SPACE COMPLYING WITH ADA/ANSI 309. POSITIONED FOR A FORWARD APPROACH, SHALL BE PROVIDED, KNEE AND TOE CLEARANCES COMPLYING WITH ADA/ANSI 306 SHALL BE PROVIDED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER THE EXPOSED PORTIONS OF DINING AND WORK SURFACES.

DINING AND WORK SURFACES SHALL BE 28 INCHES MIN. AND 34 INCHES MAX. IN HEIGHT ABOVE FLOOR. BENCHES SHALL COMPLY WITH ADA/ANSI 305, POSITIONED FOR PARALLEL APPROACH TO THE BENCH SEAT, SHALL BE PROVIDED. THE BENCH SHALL FOR PROACH TO THE BENCH SEAT, SHALL BE PROVIDED. THE BENCH SHALL FOR PROACH TO THE BENCH SEAT SHALL BE 42 INCHES MINIMUM IN LENGTH. ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHERE A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS IS APPLIED AT ANY POINT ON THE SEAT, FASTENER MOUNTING DEVICE, OR SUPPORTING STRUCTURE. WHERE FOR VOIDED IN WELL LOCATIONS THE SURFACE OF THE SEAT SHALL BE SLIP RESISTANT AND SHALL BE.



SALES AND SERVICE COUNTERS SHALL COMPLY WITH ADJANSI 904. THE ACCESSIBLE PORTION OF THE COUNTERTOP SHALL EXTEND THE SAME DEPTH AS THE SALES AND SERVICE COUNTERTOP. SALES COUNTER PARALLEL APPROACH SHALL PROVIDE A PORTION OF THE COUNTER SURFACE 38 INCHES MANIMUM IN ILENGITH AND 38 INCHES MANIMUM IN HEIGHT ABOVE THE FLOOR, WHERE THE COUNTER SURFACE IS LESS THAN 36 INCHES IN LENGTH, THE ENTIRE COUNTER SURFACE SHALL BE 38 INCHES MAXIMUM IN HEIGHT, A CLEAR FLOOR SPACE COMPLYING WITH ADJANANSI 305 SHALL BE ROVIDED.

SALES COUNTER FORWARD APPROACH SHALL PROVIDE A PORTION OF THE COUNTER SURFACE 30 INCHES MAXIMUM IN HEIGHT, ABOVE THE FLOOR, A CLEAR FLOOR SPACE COMPLYING WITH ADJANANSI 305 SHALL BE PROVIDED IN THE ABOVE THE FLOOR, A CLEAR FLOOR SPACE COMPLYING WITH ADJANSI 305 SHALL BE PROVIDED IN THE ABOVE THE FLOOR, A CLEAR FLOOR SPACE COMPLYING WITH ADJANSI 305 SHALL BE PROVIDED ON THE ADD TO CLEARANCE COMPLYING WITH ADJANSI 305 SHALL BE PROVIDED ON THE COUNTER SURFACE SHALL BE 30 SHALL BE PROVIDED ON THE PROVIDED ON THE THE ADCESSIBLE COUNTER.

CHECKOUT MISLES SHALL COMPLY WITH ADJANSI 403. THE CHECKOUT COUNTER SURFACE SHALL BE 30 STANDED ON THE CHECKOUT COUNTER SURFACE SHALL BE 30 STANDED ON THE CHECKOUT COUNTER SURFACE SHALL BE 30 STANDED ON THE PROVIDED ON THE THE ADDASS SHALL BE ADDASS SHALL

INCHES MAXIMUM ABOVE THE COUNTER SURFACE ON THE AISLE SIDE OF THE CHECKOUT COUNTER.



THE SQUIERS STUDIO ARCHITECTURE

1st STREET SW MT VERNON, IOWA 52314 319,631,8075 wade@ss-designgroup.com

CONSULTANTS: STRUCTURAL ENGINEER

CIVIL ENGINEER

MEP ENGINEER

PRINTED DATE REMARKS 01/18/19 MINOR MOD. APPLICATION 05/24/19 MINOR MOD. APPLICATION #2 08.13.19 PERMIT ISSUE 09.16.9 MINOR MOD REVISION #1 Revision Schedule Description Date

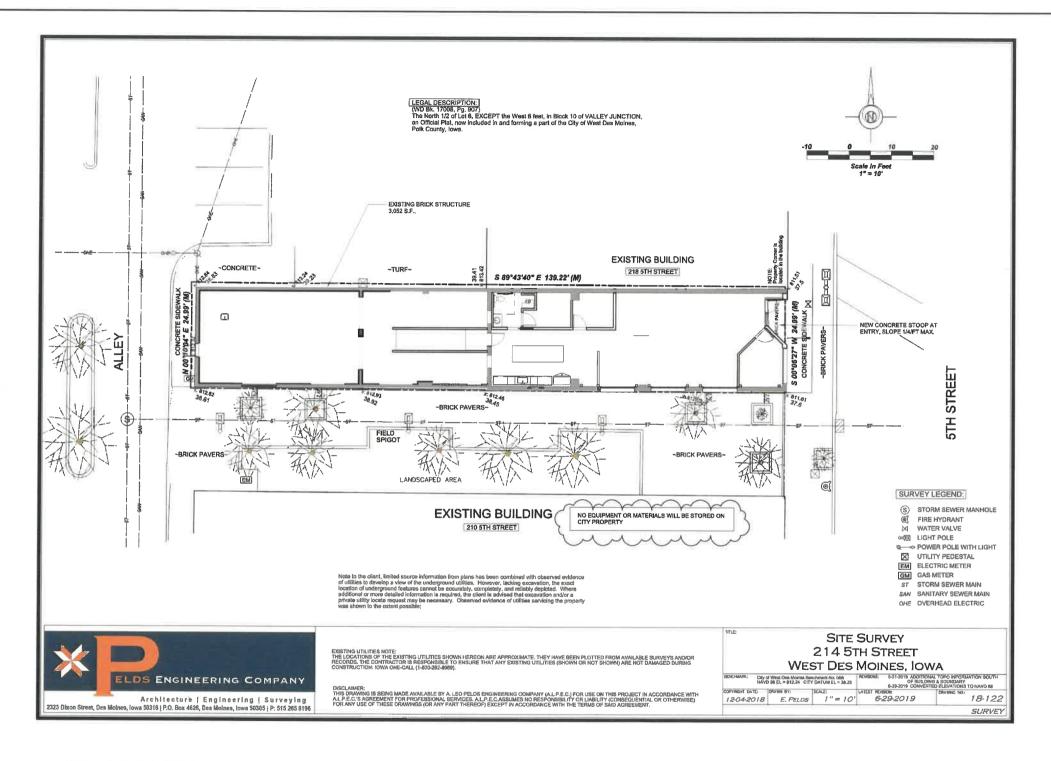


KEY PLAN

OFF LEGACY PARTNERS RENNOVATION STANDARDS

G102 AUTHOR

ADA



ARCHITECTURAL SITE PLAN

SITE PLAN NOTES: OWNERLEGACY CAPITAL PARTNER, LLC. DAN PORTER 3737 WOODLAND AVE, SUITE 630 WEST DES MOINES, IOWA 50288

PARKING FOR TENANTS TO BE PROVIDED ON STREET TO THE EAST AND WITHIN EXISTING CITY OWNED PARKING LOTS TO THE WEST
TENANTS TO UTILIZED EXISTING TRASH DUMPSTERS LOCATED IN CITY PARKING LOTS TO THE WEST OF THE BUILDING
NO ADDITIONAL IMPERMIQUE AREA IS BEING PROVIDED ON SITE
SETBACK REQUIREMENTS/EASEMENTS: THE BUILDING IS EXISTING AND IS BUILT ON THE PROPERTY LINE ON 3 SIDE. NO ADDITIONS ARE BEING PROPOSED



1st STREET SW MT VERNON, IOWA 52314

319.631,8075 wade@ss-designgroup.com

CONSULTANTS: STRUCTURAL ENGINEER

CIVIL ENGINEER

MEP ENGINEER

PRINTED	
DATE	REMARKS
01/18/19	MINOR MOD. APPLICATION
05/24/19	MINOR MOD. APPLICATION #2
08,13,19	PERMIT ISSUE
09,16.9	MINOR MOD, REVISION #1
	Revision Schedule
Rev#	Description Date



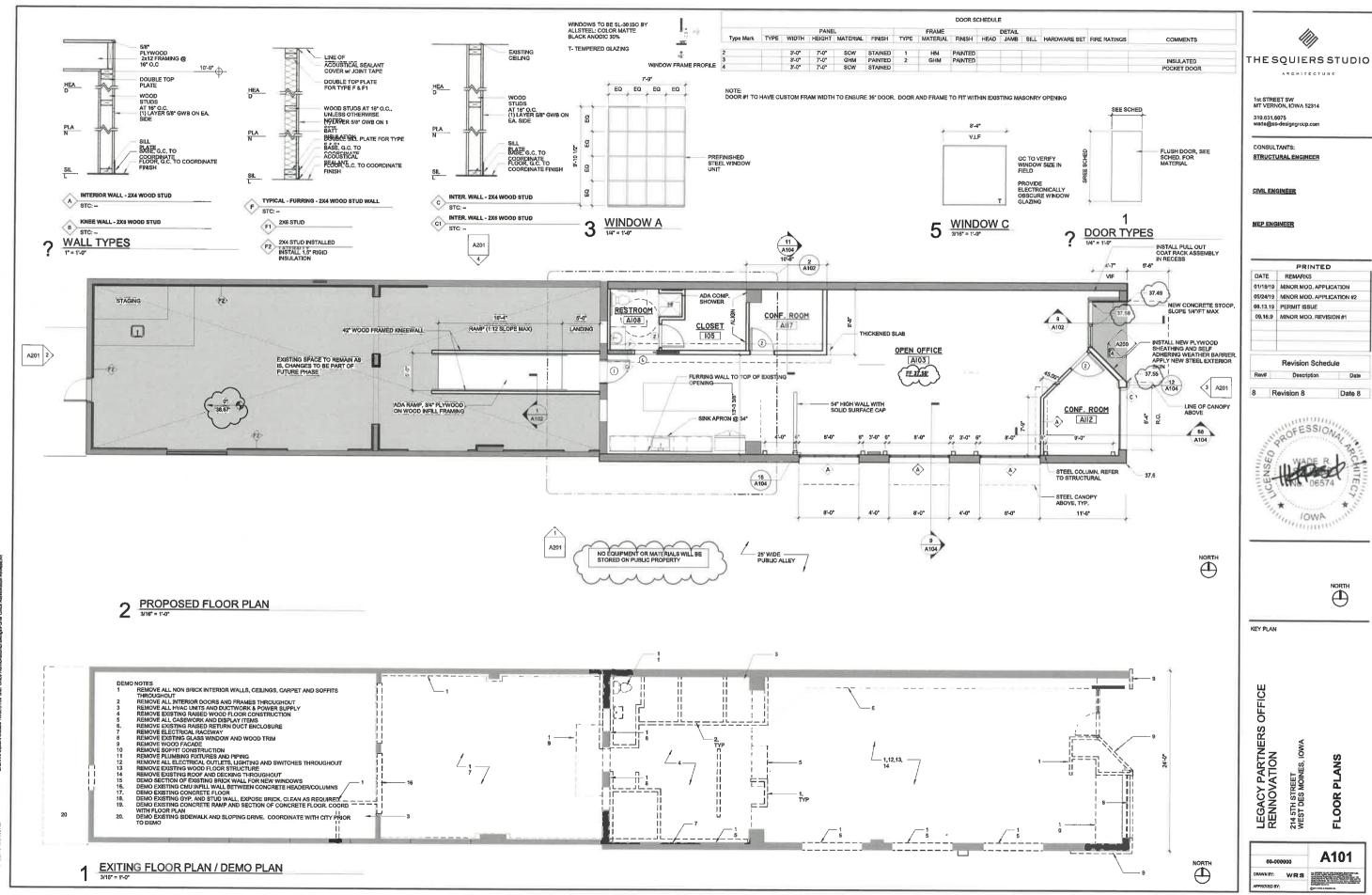
KEY PLAN

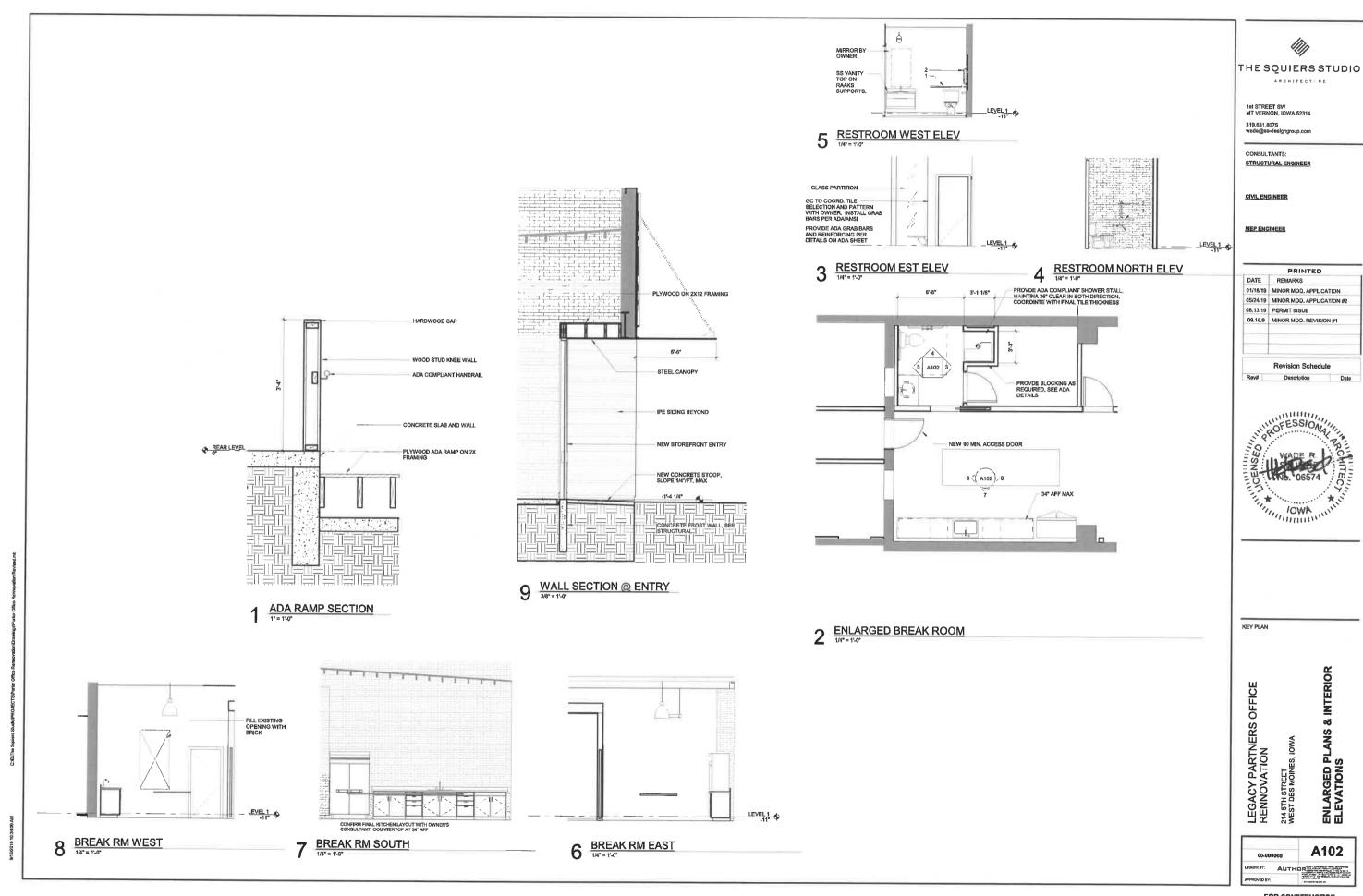
LEGACY PARTNERS OFFICE RENNOVATION

214 5TH STREET WEST DES MOINES, I

A100

SITE PLAN





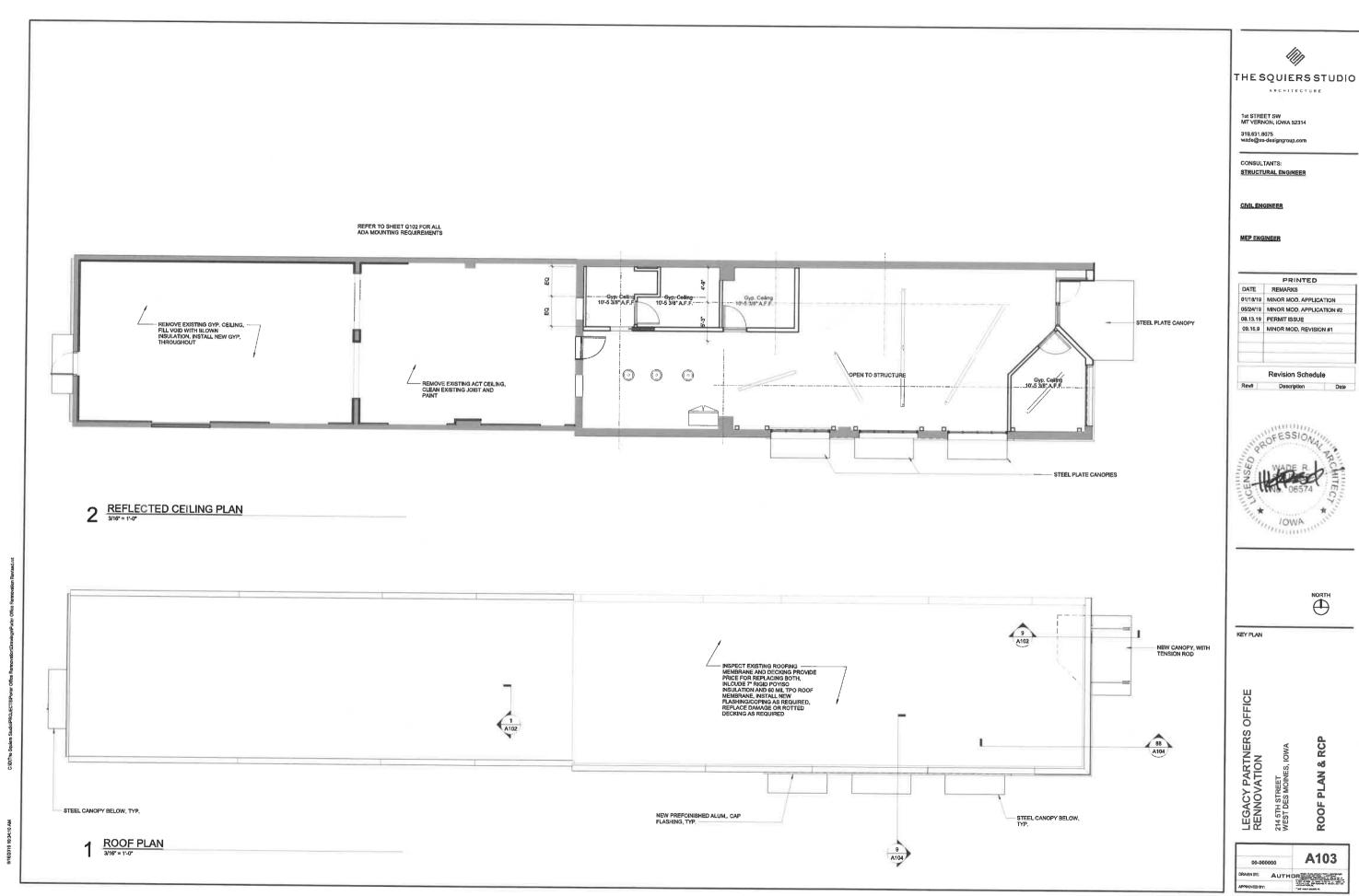
ENLARGED PLANS & INTERIOR ELEVATIONS

A102

ARCHITECT RE

PRINTED

Revision Schedule

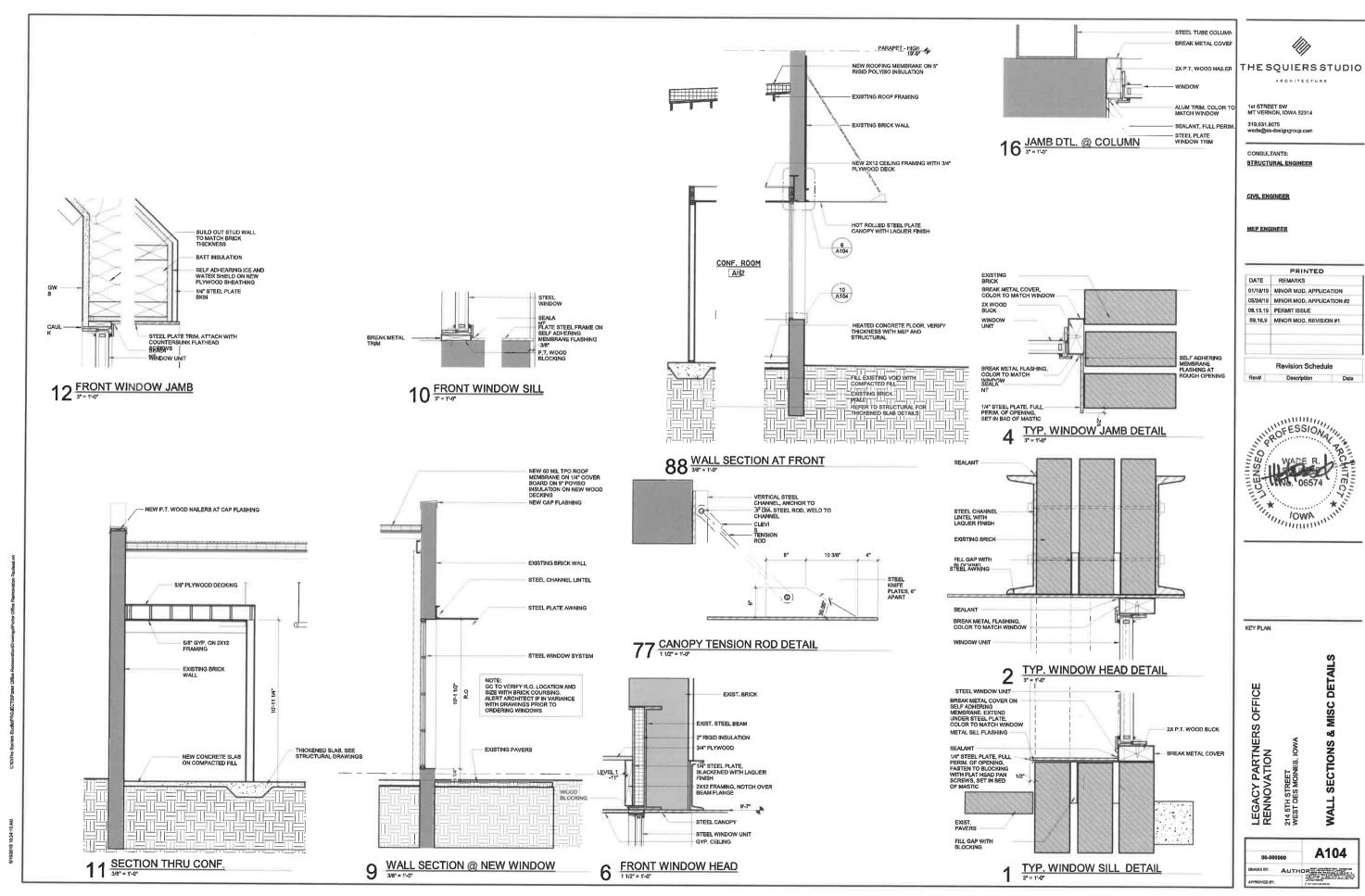


PRINTED

NORTH

ROOF PLAN & RCP

A103



214 5TH STREET WEST DES MOIN

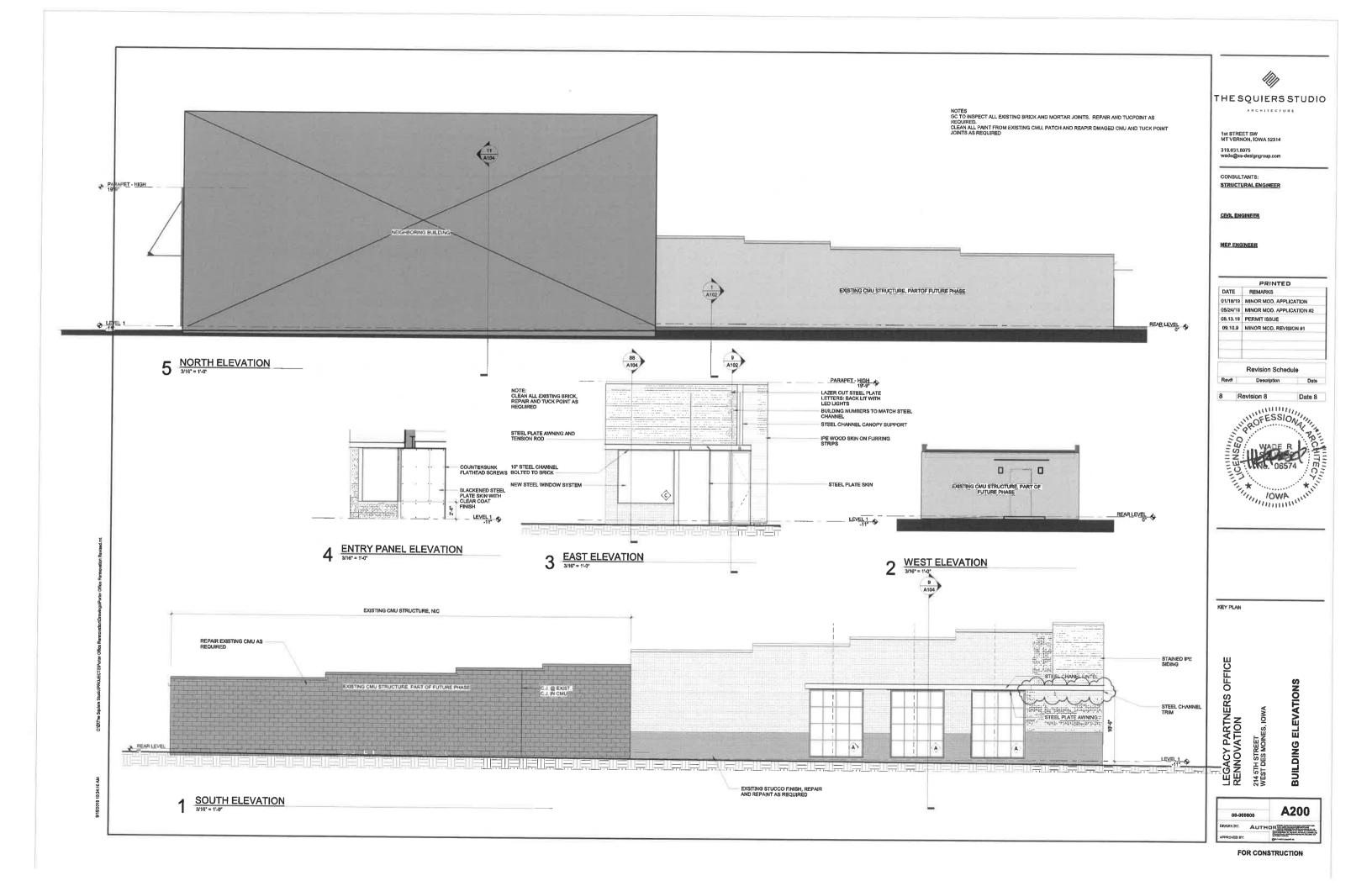
WALL SECTIONS

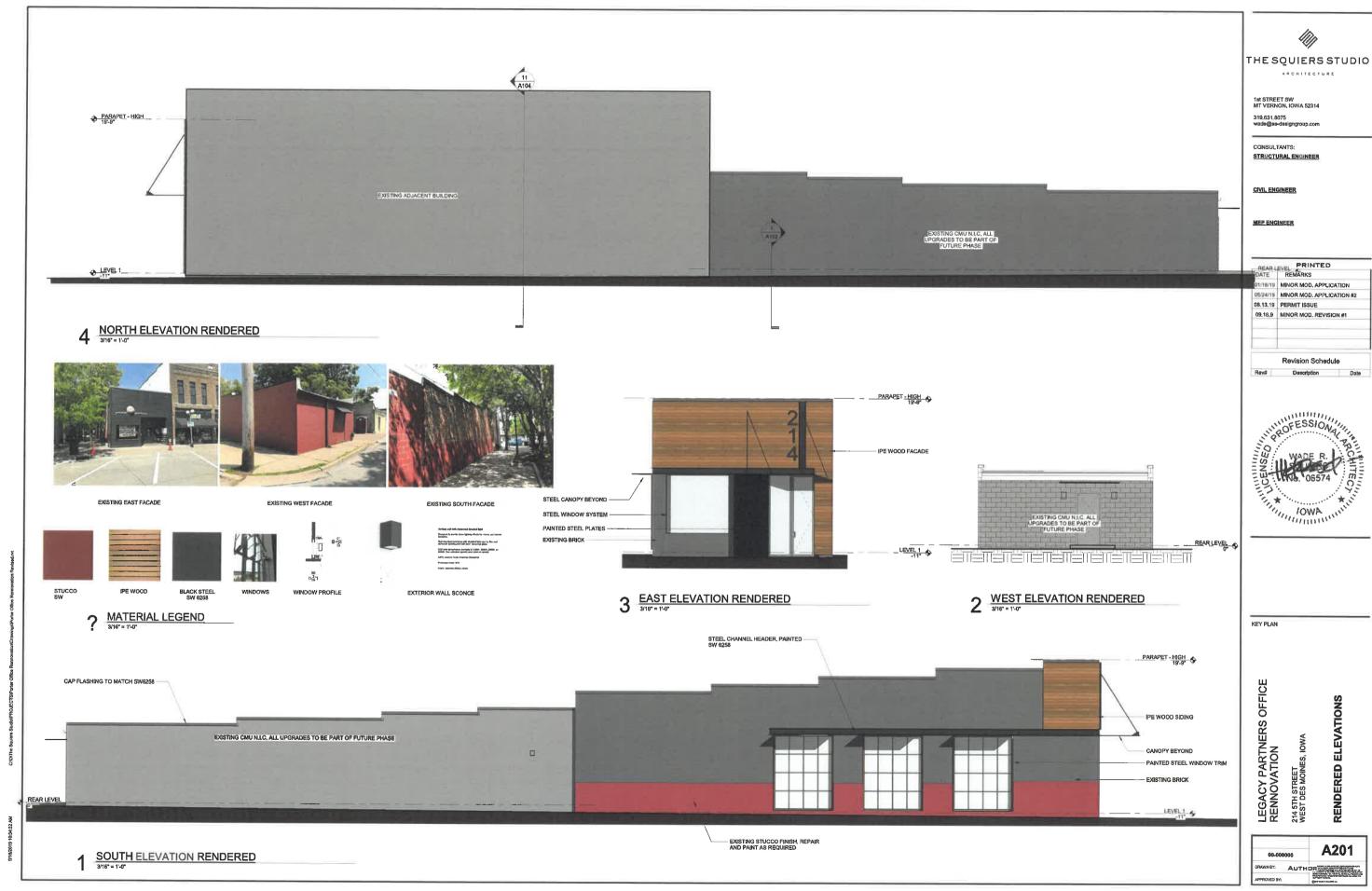
A104

PRINTED

Revision Schedule

Description Date





Steel handrails and

deWelders employed on the work shall have passed shall be current within the past 6 months in the employed, in accord with AWS D1.1 Contractor shall require any welder to ratake the in Architect's opinion, welder's work creates a reas welder's proficiency. Requalification tests shall be additional expense to ATERIA use only materials which are smooth and free of surface pitting, seam marks, roller marks, rolled trade names and

diffications of herein.

Design IENTS:

Design Ishricate and install steel stair system

minimum concentrated load of 300 lbs. of a 4 sq. in. tread; with a maximum deflection of L/360; not to Design, fabricate and install handraits and guards to following, loads applied

ollowing, loads applied
spatial spatia

devices and supporting structure to transfer this appropriate structural elements of

sppropriate structural elements of

Components: Design intermediate ralle (all those ballsters and panel filters to withstand a normal load of 50 pounds on an area equal to 1 including openings and apace

Stress brecases Where handralls and guards are accord with provisions for allowable stress design design exclusively for loads spacified in Florida 2007 Edition with 2009 Supplements, allowable members and their statchments may be increased Stairs, handralls and shall comply with ADA requirements.

cable

Almerican Institute of Steel Construction (AISC),
Design, Fabrication and Erection of Structural Steel for
including the "Commentary of the AISC
American Welding Society

American Welding Society
«WAWS D1.1. Structural Welding
b AWS B2.1, "Welding Procedure and Perfor
Americans With Disabilities Act
ASTM Instantional (ASTM), standards as
The Netforcal Association of Architectural Metal
stan "Metal Stalins AAMM)."

Society for Protective Coatings (SSPC), standards a

deWelders employed on the work shall have passed

pitting, seam marks, roller marks, rolled trade names and bleemishes by grinding or by welding and grinding prior to application of surface! Structural steel shapes: Meeting ASTM AHol-rolled carbon steel sheets and strips: Meeting ASTM A1011-D9; Grado 40, Cold-rolled carbon steel sheets: Meeting ASTM A1008-08s, Steel tubing: Meeting ASTM A500-07, Grade B, minimum 0.14 Sizes Indicated are nominal Standard bolts and nuts: Meeting ASTM A307-07b. Grade A.

Standard botts and nuss necessing no an new rows, seemed plants of seader hexage paths of the required finish costs of selection of mostal primar with finish paint requirements and Coating fainting Situminous coating for separation of dissimilar materials: Cold mastic meeting SSPC-PS
Handral wall brackets: Malleable cast iron casting with wall receive one 3/8°

anship: Use materials of size indicated. Work to

Form work true to line and level with accurate angles and rorm work true to line and level with accurate angles and sharp edges. Ease exposed edges to radius of approximable behave deges to radius of approximably bent-metal corners to smallest radius possible without separation or otherwise. Wield corners and seams continuous and in accord with AWS exposed welders smooth and flush, to match and blend with Provide anchorage of type shown on approved shop drawings supporting with

s. face preparation: Clean surfaces after fabrication as prior to shop painting in accord with SSPC-SP 3, Pow SSPC-SP 6/NACE No. 3, Commercial Blast

SSPC-SF UNACE. No. 3, Commercial Blast Shop ing, afmiShop prime all steel 5 Shop prime surfaces after completion of c Apply shop primer in accord with manufic SSPC Painting System Specifications to thickness of 2.5 n

ents and anchors to be built Coat components and anchors to be built construction using bituminous coating, 15 mils dry Apply shop primer within four hours after cleaning a bloom occurs. Paint only in relative humidity surface temperatures of five degrees F, above

STEEL FRAMED ACTION OF STEEL STATE OF STEEL STATE OF STEEL STATE OF STEEL STATE OF S AlDesign and fabricate in accord with NAAMM "Metal Stati-where more stringent requirements are indicated, to meet requirements for Commercial classification, Use wetding for joining components, unless otherwise units so that hastenings do not appear on finish surfaces; Sight, and make connections between parts ightproof sight wedds, ground amooth withere Construct staff units to sizes and arrangements shown.

components for support of stairs and platforms. Erect stair components for support of stairs and platforms. Erect stair plumb, square and true with runs registering level with floor levelplatform

Provide brackets and bearing surfaces to anchor and contain

provide trateves and obsting surfaces to anchor and contain supporting. Paintests stringers of structural steel channels or plates, or Provide dosumes for exposed ands of sConstruct platforms of structural steel channel headers and framing members. Bott or weld headers to stringers and concrete-filled metal part.

Inits:Form metal pans of minimum 12 ca. steel sheet conform to configuration
Construct riser and subtread metal pans with steel

brackets welded to stringers. Secure metal pans to Weld metal pans to platform Fill pans with concrete in accord with Structural Con approved shop

STEEL drawings, AAI/Tube railings: Refer to Architectural Steel

PART 3. XEPREPARATI AN: Inserts and anchorages: Furnish inserts and enchoring devices landings to withstand a minimum uniform live load of 100 minimum concentrated load of 300 lbs. on a 4 sq. in.

c. inseres and anchorages: Furnish inserts and anchoring devices salf in substrate for installation of steel Coordinate setting drawings, diagrams, templates, instructions for installation of anchorages, such as concrete Inserts, miscellaneous items having integral anchors, which are to be concreted in Shop assembly: Preassemble items in shop to greatest extent. C Shop assembly: Preassemble items in shop to greatest exter minimize assembly at project site. Disassemble units only to for shipping and handling limitations. Mark units for INSTALLATIMM. AN: Fastening to in-place construction: Provide anchorage device

secure stairs to in-place construction; including threaded inserts, logid botts and Cutting, fitting and placement: Perform cutting, drilling and fitting Staw for in location, alignment and elevation, plumb and level, rack, measured from established lines and levels, Insiat work approved shop "Fitting: Fit apposed connections to form hairline joints, counsections which cannot be shop welded; grind joints connections which cannot be shop welded; grind joints connections only where shown on approved Rallings: Refer to Architectural Stae! Repair of printed surfaces: After insaltation, clean damaged primer to the same standards as required for the shop coat identical Lusia.

dentical Lusing Field painting: Prepare and paint primed and galvanized the finished Work in accord with requirements of Paintin

ARCHITECTURAL STEEL RAILINGS

PERFORMANCE

### ACCessign, fibricate and install handralls to withstand a uniformly c60 lbs.fl. applied in any direction and a concentrated load of 200 any point and in any direction; loads applied B Design, fabricate and install guardralls to withstand the following, separatelylial high respective fibricates and install guardralls to withstand the following, separatelylial height and a simultaneous load of 100 lbs.fl. applied horizontally guardrall height and a simultaneous load of 100 lbs.fl. downward at the top of the 2 A concentrated load of 20 lbs. applied horizontally on a one

any point in the system, including intermediate rails.

DELIVERY, STORAGE AND port, deliver and store railings with expanded polystyrene between prefinished units to prevent marring Handle prefinished units in shop and at jobsite using fabric or slings; use no metal or abrasive

t-fleraMachine field and shop assembled mechanical joints t floreMachine field and shop assembled mechanical joints thall fit within

Sizes of each element of an assembly shall be correct size of a freestanding assembly shall be correct install railings plumb and aligned within 1/4\* in 12-0\*, and adjacent surfaces to Concrete blockouts and inserts shall be spaced within ± within ±1/4\* and plumbed within

erican Institute of Steel Construction (AISC),

policable, and a marker of the Construction (AISC), Design, Fabrication and Erection of Structural Steel for Edition with Jight 1, and the Califor with Jight 2, and the Califor with Jight 1, and the Califor Social View Indiana (ASTM), standards as Socially for Protective Coaligns (SSPC), standards as Socially for Protective Coaligns (SSPC), standards as Social View Indiana (ASTM), standards as View Indiana (ASTM), standards as View Indiana (ASTM), standards as View In

GENERAL RiMateriads shall be free from defects impeiring strength, durability Exposed surfaces throughout project shall have the same inherer for like and color Fasteners: Exposed fasteners shall be of same materials, material to which applied, shall be countersumk and ATERIAd flush.

ERIAnd flush. Steel shapps: Meeting ASTM A36-08, shapps indicated on Steel tubing: Meeting ASTM A500-07, Grade B, minimum 0.14 Steel shiftinger anchors: Manufacturer's standard weld-on type

arodCarboline, Carbo Zinc b Glidden Professional, Catha-Coat 302HB Reinforced Glidden Professional, Catha-Coat 30 (73% anic Zinc PPG Metalhide 1001 Inorganic Zich Tnemec, N90E-92

Characteristizine, c. sub-role of the control of th

approved shop (Shop fabricate to maximum extent possible, Fabricate railings)

canop raprocate on maximum extent possibles. Fabricate ratings in one 0.0° long law all returns in jigs to uniform radius, free of cracks, grain separation or distortion of cross section if a continuous between posts except as required fo Fit posts to continuous between posts except as required fo Fit posts to continuous to grain and intermediate

Reinforce joints and splices with tight fitting internal Ends of handrails shall be rounded or returned to flo chask or hardinate some trouvied or restricted to 1,000, was or potentially characteristic and copie intersections of poets Continuous weld components all around in accord with AWS without undercut, overlap or distortion of rait righted exposed welds smooth and flush, matching and blending and surfaces without weakening base metal. Remove stag finishing, Welds shall not project above eftermove burns and roughness from exposed out edges of Provide nontrotted reseause refer and ween bridge in

Provide protected pressure relief and weep holes in Finish on steel railings: Prime painted for field paint finish

sSurface preparation: Clean surfaces after fabrication and prior to shop painting in accord with SSPC-SP Commercial Blast Shop ing, arimiShop prime steel

mishop prime stee; Shop prime surfaces after completion of Apply specified primer in accord with manufacturer's and SSPC Painting Systems Specifications to thickness of 2.5 n mer within four hours after cleaning and

SHEC-PS 9,01.
Finish on exposed aluminum

1ompAAMA 611, AA-A41, Class I, clear
. anodVinimum coating weight: 32 mg/sq. in., tested in surface temperatures of five degrees F, above anodMinimum co...

ASTM with

mish inserts, sleeves and anchoring devices to be set in stich-Furnish inserfs, sleeves and anchoring devices to be set in Installation of railing 2 Provide back-up plates for boilted 3 Cost components and anchors to be built into masonry bituminous coating, minimum 15 mils dry film B Coordinate setting drawings, diagrams, templates, instructions Installation of anchorages, concrete inserts, anchor boilts and ites anchors to be embedded in concrete C Ghop assembly: Preassemble items in shop to greatest extent minimizes assembly of units at project site. Disessemble units to INSTALATIV.

NISTALATIV.

A Officence

set work in location, alignment and elevation, plumb and

free of rack; measured from established lines and cutting, drilling and fitting required for installation of accord with approved shop Secure railings to wall back-up plates as indicated on drawingd shop Set railings within specified installation tolerances as

Setting rfiets Clean and moisten concrete blockouts; clea Place, align and brace railing system; shim post at botton blockout or oversized Grout posts solid with anchoring cament as specified Masonry Grout section, flush with blockout edge and s

3 Grout posts solid with archoring cement as specified Masoning Grout section, flush with blockout edge and slop post for ariso.

Fleid drainlage.

C. Fleid drainlage.

C. Weld plorits continuous and grind smooth, flush with a separation of the section of the s

SECTION 05 5216 ARCHITECTURAL ALUMINUM

3 Concrete unn
PERPORMANCE Y.

IAEQUIREDesign, febricate and install guardraile to withstand the
following, loads applied separately:
Handroils and Guards: Design handrail assemblies and
guards to resist a load of 50 pounds per leave foot (pounpleans to tresist a reset of so pounce per intear root; pounce per foot) applied in any direction at top and to transfer this lead Concentrated Load: Provide hendrall assemblies and guards able to resist a single concentrated load of 20 pounds applied in any direction at any point along top and provide attachment devices and supporting

and provide audininent overless and supporting structure to transfer this loading to appropriate Components: Design intermediate rails (all those except handrail), balusters and panel fillers, to withstand a horizontally applied normal foad of 50 withstand a horizontally applied normal foad of Spounds on an area equal to 1 square foot,
Stress increase: Where handrais and guards are
designed in accord with provisions for allowable
stress design (working stress design) exclusively
for loads specified in the applicable building
the control of the con

windbisrevivable in the provided in the prov

priceore, indAlumInum Association (AA), standards as American Architectural Manufacturers Asso-referenced American Aromecurar Manufacturers Associate referenced at ASTM International (ASTM), standards as American Welding Society stw. AWNS D1.2. "Structural Welding Code - b AWNS B2.1. "Welding Procedure and Perfor Society for Protective Coalings (SSPC), standar stillionatory of hearth." 5 Society for Protective Coatings (SSPC), standard Qualifications of herein, 1/eldeWelders employed on the work shall have passed

lewstaters employed on the work shall have passes shall be current within the past 6 months in the employed, in accord with AWS D1.1 Contractor shall require any welder to retake the in Architect's opinion, welder's work creates a rea welder's proficiency, Requalification tests shall be additional expense to

Charact
D Field measurements: Take field measurements prior to preparation and fabrication to ensure fitting DELIVERY, STORAGE AND ANAITRANSPORT, deliver and store retirings with expanded polystyren between units to prevent marring and Handle units in strips and at jobelle using fabric or other non-

abrasmetal or abrasive
DJECT/SITE .
NProtection: Protect aluminum surfaces from contact with lime, mortar, cement, acids and other harmful surfaces from careless handling, storage or machining. PART 2-PORGENERAL MATERIAL

COMaterials shall be free from defects impairing strength, durabilities exposed surfaces throughout project shall have the same Exposed surreaces unrougnour project shall have the same color for like are and
 Il-fasteners: Exposed fasteners shall be of same materials, color and finish as material to which applied, shall be counteraunk and finished flush.

ns: 6063 alloy, T5 or T6 temper, meeting ASTM

Extrusions: 6063 alloy, 15 or 10 compa.

B221-08: 0thicknessimum well
Pipe: 6063 alloy. To temper meeting ASTM B241-02;
0.125° minimum well thickness, Pipe sizes indicated on 0,125" minimum wall thickness, Pipe sizes indicated on the drawings are Nominal Pipe Sizes.
Sheet and plate: 5005-H34 alloy meeting ASTM B209-07; minimumfor sheet; 0,125" thickness for Castings: 355-T6 alloy meeting ASTM

ASTM with
b Minimum coating thickness: 0,70 mils, tested in
ASTM with
c Finish shall consist of manufacturer's standard

enclosure, unless otherwise

TREATED WOOD

Surfacing: Surfaced four sides

Wood products in contact with concrete stebsfoundation
 b Natiers or blocking cast or built into concrete or
 Wood products in contact with
 d Blocking, natiers, plates and similar wood
 conjunction with roof deaks, roofing and roof
 Interior fire-relatednivested with a chemical
 and listed by Underwiften Laboratories, Inc., (U.L.),
 accord with ASTM E84-09 treated provides shall
 spread of 25 or less and show no evidence of eightlic
 confusition when the less in continual fire.

(enteturmer: b Pfywood: 5 Hygroscoplcity: Maximum 28% equilibrium tested in accord with ASTM D3201-08a at 1 6 rUse; As required by

HARDWA<sup>des.</sup>
AREProvide nails, bolts, nuts, washers, screws, expa

provide lates, both, its, wasters, screws, expension powder-lactuated fasteners and similar hardware necess installation of rough carpentry 1 InneMaterial and finish for use with non-pressure Fire-retardamt-treated components shall be G90 hot steel or Type 304 stainless steel, except nails

stees of Type 3vs scarterss steen, except n galvanizhot dip (Material and finish for use with pressure-components shall be one of the fallowG185 hot-dip galvanized b Type 316L stainless steet.

reatmesure rHandle and Install in accord with AWPA

rire-retardant-treated v1>odPrevent exposure to water or moisture, and do

tBolt to structural steel or metal farming at 4'-S secure to concrete and masorny using powder-activated stud, sleeve or wedge type 4'-O' o. o., saced at rProvide anchors within 3" of ends of Provide linear runs in maximum practicable I multiple members offset 3'-O',

Site minimum.
HilleraVariation from plumb: 1/4" in 10'-0" height, non-

Location of dimensioned openings:
 Variation from indicated rough opening size: +
SHEET MATERIAL.
ANNUNderlayments: Lay over subflooring, staggering
panels and between subflooring and
thide/allow 1/32" gap between end and edge joints for

Information 12-1/2 gauge snaus.

maximus o. c.
along supported panel edges and 8 o. c.

Variation from horizontal squaring Variation from indicated location of Location of dimensioned openings:

SECTION 08

2 Painting and
QUALITY coating.
ASSApplicable standards; comply with the following, as
1ster&ASTM International

of Standards and Testing:

fereASTM International
Architectural Woodwork Institute (AWI),
Architectural Woodwork Quality Standards, Guide
Specifications and Quality Certification Program.
October 2009, 1st Edition, herein referred to as AW
Standards, Work shad comptw with anoticable
U. S. Department of Commyrce, National institute

RAILING anodic finish: spanior numbers or insufficial extent possible. Facinciae railup to langif long in one
Form bends and wall returns in jigs to uniform radius, free
of buckles, Whitsis, cracks, grain separation or distortion of
Fabricate rails continuous between posts except as
required for expension control. Fit posts to continuous

required for expansion control. Ht posts to continuou top rail and intermediate rails to post. Reinforce joints and splices with light fitting internal Ends of handrails shall be rounded or returned to floor, wall or post as indicated on drawings. Close wall return ends using welded aluminum caps and

Milter and cope intersections of posts Communous well components all around in accord with A standandercut, overlap or distortion of rail Grind exposed welds smooth and flush, matching and blending asurfaces without weakening. Remove burns and roughness from exposed cut edges of Provide protected pressure refiel and weep holes in

IPArca II Inserts and InchdFurnish inserts, sleeves and enchoring devices to be set

InchrFurnish inserts, sleeves and anchoring devices to be a trastalistion of railing and received the provided provided back-up plates for bolted and anchors for be built into concrete construction using the minimum coating, 15 miles thickness dry film. Coordinate setting drawings, diagrams, templates, instructions and directions for installation of anchorages, concrete inserts, anchor bolts and items having integral Shop assembly. Preassemble inserts in shop to greatest extent practicable to minimize assembly of units at project she, Disassemble units to extent necessary for shipping and STALLATIO/mitations, Mark units for reassembly.

A.

Geni1aj: Set work in location, atignment and elevation, plumb and free of rack; measured from established lines and cutting, drilling and fitting required for installations of accord with approved shop

Secure railings to wall back-up plates as indicated on Irawingd shop Set railings within specified installation tolerances as

Fil exposed connections together to form Protect aluminum in contact with masonry, steel, concrete or other dissimilar material using bituminous ceating. Maintain exposed surfaces free of bituminous material.

axposed surfaces free of bituminous managements as setting costs Clean and moisten concrete blockouts; clean costs Clean and moisten concrete blockouts; clean 2. Place, align and brace railing system; shim post at botto-blockout or oversized 3. Grout posts solid with anchoring cement as specified 4. Maconny Grout section, flush with blockout edge and si

it for xnto on control: Provide 1/2" minimum expansion control Expansion control. "Invoice 1/2" minimum expansion con maximum. Secure internat connectors at expansion joint extending not less than 2" on each side of joint. Locate Just prior to Date of Substantial Completion, examine Repair or replace work damaged or stained by fubsetTouch up prefinished surfaces as specified for

EMORKMANS
MP: Install wood framing and rough carpentry work out squar
fitted and set to required lines and levels, and
B day out the work to provide correct openings to receive
trade of other SECTION 06

AY: Related work specified

vipodirevent exposure to water or mosture, and do expose if so a configuration of the configu Toiled partitions and
 QUALITY accessories.

ASSApplicable signature and signa

standarcurrent Grading rules; current grading rules of the following

apply siations applicable to wood b Western Wood Products Association
c West Coast Lumber Inspection Bureau
d National Lumber Grades Authority
U Design standards; spans, connections and design cri Design standards; spans, cominectors and denot otherwise indicated shall comply with the "fllowAmerican Institute of Timber Construction . Constructi Manua 2 American Forest and Paper Association

Amenican Forest and Paper Association

A4-6\*National Design Specifications for Wood

b "Design Values for Joists and

c "Span Tables for Joists and

Product afters",

id:Lumber: Lumber shall bear the grade stamp of a liste

association certified by the Board of Review of Lumber Standards Committee (ALSC), Identifying species combination, grade, moisture condition at time milt of origin and grading Phywood: Phywood shall bear the stamp of the APA Th Plywood: Plywood shall bear the stamp of the APA TI Wood Association (APA), Indicating type, grade, exposure durability, span rating, egency compliance, edging, finish and glue Preservative-treated wood products: Preservative-and plywood shall bear the quality standard stemp of indicating preservative type, exposure conditions, yea

and plywood shall bear the quality standard stamp of indicating preservative type, exposure conditions, y treatment plant and treatment fiften-retardant-treated wood products: Fire-retardan and plywood shall bear the stamp of Underwriters (UL) or other approved independent inspection treatment type or name, flame spread and

TREATMENT AND TRANSPORT OF THE TRANSPORT OF THE TRANSPORT OF TRANSPORT OF THE TRANSPORT OF THE TRANSPORT OF THE TRANSPORT OF TRANSPORT OF THE TRANSPORT OF THE TRANSPORT OF THE TRANSPORT OF TRANSPORT OF THE TRANSPORT OF T C Store no seasoned materials in wet or damp portions

D Protect sheet materials from breaking comers and

B Current grading rules of the following industry National Hardwood Lumber Ass Southern Pine Inspection Burea

West Coast Lumber Inspection Bureau

C Sumsong: Surfaced four sides

Dimensions: indicated tumber dimensions are
nominal. Comply with PS 20.
Framing lumber, 2" to 4" blickness, 2" to 4" wide, any
commespecies, except as

1 Plates, blocking, bracing and nailers: Utility
Grade GPis Southern
Grade GPis Southern
Grade GPis Southern
GPis Sundard Grade or #2
General utility purposes: Utility Grade or #3
SHEET. number or name, grade of lumber, species or combination designation, rules under which gr where appliccondition of seasoning at time of On components to be exposed to view, grade shall be las to be concealed in VIDo not deliver carpentry to project site until areas

IANNDo not deriver cargetisty to proper one of the control of crappenty installation.

8 Immediately upon delivery to job site, place materials indoors, protected from weather.

C Store materials a minimum of 6" above ground on famework or blocking, and cover with waterproof covering providing for adequate air circutation and PROJECTISTE Store in dry, conditioned space, UNN Field measurements: Take field measurements to AATThywoo5:

1 dt Plywood Backing Panels for Telephone and Electrical Equipment: APA C -D Plugged Exp. I fire-retardant treated panels, in thickness 2 Underlayment: APA Underlayment, Group 1, APA Underlayment, Group 1, Exposure 1; sanded face; square edges, Where indicated, provide fire-retardant-tre AWPA U1-07, T1-07 and P17-02,

| AQNR-Beld measurements: Take field measurements to seseratin exact millawork sizes, indicate exact or 18 Do not install interior finish carpentry until spaces are enclosed, if yet and capable of being heated. Maintain temperature between 55 degrees F. and 80 degrees for 72 hours before beginning installation and afterware Maintain Interior relative humidity at site between 259 and 55% before, during and after installation. CPressure-preservative-freated 
vitod Treatment type: Walsr-borne preservative 
2 AWPA ad with EPA. 
atanaLumber, timber and plywood shall conform to 
requirements of AWPA Standard U1-07 and 
T1-07 for speeles, product and end use, 
b Handling and care of pressure treated wood 
conform to AWPA Standard 
C Pressvettives which conform to 
C Pressvettives which conform to 
C Pressvettives which conform to 
C Press vettives which confor

AECMoisture content; Interior:

B. Surfacing: Surface four sides dry (S4S-dry). c Preservatives shall conform to Preservative retention: As required by treatment type in accord with AWPA Standards for below- or Seasoning; re-dry after treatment to 19% Wood products in contact with concrete stebs

Surfacing: Surface four sides dry (646-dry), untess otherwise noted. Dimensions: Indicated lumber dimensions are nominal. Comply with PS 20. Grades for exposed and semi-exposed finish carpethy lumber and phywood are based on AWI opportunities. Grades for unexposed work are based Dyfyn ffan ac grading rules. Instact.

pocies and radeUnexposed millwork framing and blocking: Standard Grade West Coast Lumber. Interior exposed and semi-exposed painter millwork and trim: AWI II, White Pine or Po NAC: Fasteners: Fasteners for trim shall be finishing pail

Quality grade for miliwork shall be AWI Custom Grafor mili-fabricated items

i: Quality grade for milliwork shall be AWI Custom Gra for mill-albrictated items. When necessary to cut and fit on site, provide materials with ample allowance for cutting. Provide Scribe, miter and accurately join "Fluish work shall be smooth, free from abrasion, tool marks, open joints or raised grain on

EGENERAL INSTALLATION AND

\*\*CENERAL INSTALLATION AND
WORhstall work pumb, level, true and straight, without
distortions. Shim using concealed shims.
Finish work shall be smooth, free from abrasion, tool
marks, raised grain grade markings or similar defect
C dut work for fur urless specified to be sthop-taincrated
anop-cut to exact size. Where carpenty and millwork
abuls other finished work, scribe and cut for accurate
Before making cutous, stiff pitch holes at corress.

To the best coverall advantages when installing the.

to the best overall advantage when installing

instructions durnished with hardware INSTALLATION OF STANDING AND NATIONAL AND A finished In single, unjointed lengths for openings and for runs less fann 10°0°. Fer Onger runs, use only one piece less than 10°0° in straight runs with no piece being less than 4°0° in length. Stagger Joints of less than 4°0° in length. Stagger Joints of Adlacht and secure in place with uniform joints and Allacht and secure in place with uniform joints.

providing for themovemeruilding Attachment: Blind-anchor where possible. Use trim screws or finishing nalls where exposed. Set exportheads for filling. Secure work to framing or blocking is built in or attached to structural elements. Field finish: Field finish gainted woodwork in

LISE-Field finish: Field finish painted woodwork in second with the requirements of the Pathing and Coating section. Prior to finishing, sand using 120 to 180 gril abrasity on a smooth sanding block, to remove sour and handling marks, raised grain, scratches LEANING AND I moisture supposure. PEProtect finished and prefinished surfaces from work of Prior to Date of Substandled Completion, examine work for damages. Repair or replace such damaged work to original condition.

Clean wood and accessory terms using a neutral clean wood and accessory terms and the properties of the properties o

N
Work of this section includes factory-fabricated
w-Factory-finished transparent finish
Factory-finished transparent custom entry
Refer to Finish Carpentry section for painted

Related millwork. wFinish Solid surfacing Stone dons.

QUALITY work, AS(A)RApplicable standards; comply with the

"R-Applicable standards; comply with the foStandards of the following, as areleAmerican National Standards Institute b APA The Engineered Wood c ASTM International American Wood Protection Association e Hardwood Phywood and Veneer National Electric Manufacturers Association in Hardwood Phywood and Veneer National Fire Protection Association in Underwithers Eutor Manufacturers Association in Underwithers Eutorscience in Underwithers Eutorscience in Underwithers Eutorscience in Underwithers Eutorscience in Proceedings of the Protection Association in Underwithers Eutorscience in Proceedings of the Protection Association in Underwithers Eutorscience in Proceedings of the P

Wood products; standards of the U. S. De National Institute of Standards and National Institute of Standards and afestil Lumber; 195 b Construction and Industrial sides Lumber; 200 construction and Industrial woodwork: Architectur Woodwork: Architectur Woodwork; Institute (AVVI), "Architectural Woodwork; Institute (AVVI), "Architectural Woodwork; Institute (AVVI), "Architectural Woodwork; August (AVVI), "Architectural Woodwork; August (AVVI), "Architectural Woodwork; August (AVVI), "Architectural Woodwork, "August (AVVI), "Architectural Woodwork, "Architectural Woodwork," Architectural Woodwork, "Architectural Woodwork, "Architectural Woodwork," Architectural Woodw

shall comply with applicable portions of AW Grade marks: Identify lumber and plywood by a grLumber: Grade stamp shall contain symbol of gr number or name, grade of lumber, species or sp



THESOUIERS STUDIO ARCHITECTURE

1st STREET SW MT VERNON, IOWA 52314

319 831 8075

STRUCTURAL ENGINEER

CONSULTANTS:

MEP ENGINEER

DATE REMARKS 01/18/19 MINOR MOD. APPLICATION 05/24/19 MINOR MOD. APPLICATION #2 08.13.19 PERMIT ISSUE 09.16.9 MINOR MOD, REVISION #1 Revision Schedule

Rev# Description

WHITE THE PROFESSION SED WADE R. 106574 AWO! Mannahar

KEY PLAN

OFFI

LEGACY PARTNERS RENNOVATION

R101 AUTHOR MAN AND THE PARTY OF THE PROVED BY:

B Warranty periods shall begin at Date of Substantial ART 2 Completion. view from building FLASHING REGLET 3 Accessories: Prefabricated interior and exterior platers and splice SHEET METAL Provide factory-fabricated corners at changes 1. SUMMA

Av- Related work specified AY: Related work specified
e1sex/Roofing
2 Flashing and sheet
3 Joint.
DESIGN seatants.
IAEQ Copings and fascias shall be designed and
installed for wind loads in accord with buildir

Society for Protective Coatings (SSPC),

enhalis: Flat head, needle point, not less the length to penetrate substrate 1" Expansion shields: Lead or bronze Screws: Self-tapping lype, with Bolts: Furnished complete with nuts and Rivets: Round head, solid Blind clips and cleats: Same gauge as

racteristi Material: Stainless steel reglet and Finish: No further finish

SECTION 07 MANUFACTURED COPINGS AND FASCIAS

code requirements and tested for resistance in accord with ANSI/SPRI ES-1, using basic wind

. QUALITY ASSApplicable standards is a removed.

DELIVERY, STORAGE AND

IAANIStore materials off ground, under cover. Protect from damage

B. Handle materials to prevent damage to surfaces, edges and
endstorrshDamaged materials shell be rejected and ndAmerican National Standard Institute/ Single Pty Roofing Institute (ANSI/SPF ASTM International (ASTM), as National Roofing Contractors Associa (NRCA), "Roofing and Waterproofing Manual", Fifth Edition, 2001 with 2003 WARRAN printed and sheet metal work to be free of defects in workmanship. Warranty period shall be two years beginning a neanual", Fifth Edition, 2001 with 2003
4 Sheet Metal and Air Conditioning Contract
National Association, Inc. (SMACNA),
"Anchitectural Sheet Metal Manual," Sixth
DELIVERY, STORAGE AND DELIVERY, STORAGE AND AHAStore materials off ground, under cover. Protect from damage and deterioration. Handle materials to prevent damage to surfaces, edges and ends of sheet metal items. Damaged material shall be HEET METAL
ATALumhum: 5005-H34 alloy, meeting ASTM
E109Copings and fascias: Manufactured aluminum un077112 with clear anodized
2 Misceillaneous flashing and sheet metal: 0.032\*
Roofing cement: As recommended by roof membrane
manufactur/Salinfess oing and fascia BINAILS: Flat head, needle point, not less than 12 ga, and five years. If, after inspection, manufacturer agrees the defective, manufacturer shall, at their option, repair out
 20-Year Performance Warranty; Manufacturer shall 20-Year Performance Warranty: Manufacturer shall warrant that roof edge system, when installed par manufacturer's instructions, will not blow off, leak, or cause membrane fallure, in wind conditions up to 110 periods shall begin at Date of Substantial air their jints:Type: One-part sillcone rubber; meeting ASTM C920-08, NS, Class ade RCFORMED ALUMINUM CCFORMED ALUMINUM
AVCCharacterist and articles as mollinimum infokness as mollinimum infokness as a mollinimum infokness as a mollinimum infokness as a fillipovil p to 4" facer. Use 2 From 4" to 8" facer. Use 3 From 8" to 10" facer. Use 4 event for facer. Use 2 Finish: Clear annotized coating, as 3 Face height As indicated on 4 Langiths: 10"-0" Waterproof membrane s1toficCharacteristi . as: Type: Self-adhering rubberized asphalt sheet : type: seir-authering rubbenzed asphalt sheet ASTM ing with Thickness: Minimum 40 mils when tested in accord 103767-03(2008), Tensile strength: 250 psi minimum when tested in :ASTM with . ASTM with
d Elongation: 250% when tested in accord with ASTM
Dia C 35e,
Provide primers, sealants and accessories
waterproof a
G Bituminous costing for separation of dissimilar materials: Coldapplied, sephalt roofing cement meeting SSPC-PS 9.01,
RINISHEmum 30 mits blickness, Meeting AAMA 611, AA-A41, Class I, clear
AVIOR to receive annotized finish includes flashing and sheet Lengths: 10'-0" Joints: Splice plates, concealed, in accord Anchor plates: 0.000 trickness administration. F
 Anchor plate: Hot dip galvanized steel of manufacturer's standard design.
 Prefabricated sections: Factory-assembled. Al Crascias shall be approved by roof membrane syst
. manufacturer as suitable for specified roof system Figure 1. In Inc. 14.

Figure 2. The state of the state o derormation in jut rin aluminum sheets less than 0.040° thick, make joints using flatioc. in aluminum sheets less than 0.040° trick, make joints using fallock width. Fill seams with oxterior seelarn. Make joints in tricker sheets by Tungsten Arc Welding (TIG) or Gass Metal Arc Welding (MIG) appropriate filler;
Provide linear sheet metal items in 10°0° to 12°0° sections, except as Form fashing using single joines for the full width. Provide shop-comers and transition pieces, with maximum
\*\*Raker wheted prints using solid shank rivets or pop rivets as applicable to closed end all Lengths: 10'-0"
Joints: Splice plates, concealed, in accord with manufacturer's product data. be closed end all
PART3 JPP

3XESNEET METAL

INSTAI JATON.

A Install work in accord with applicable standards. Sheet metal items
shall be true to line, without burkling, creasing, warp or wind in

B "Coordinate liashing at roof surfaces with roofing work to provide
at roof right condition.

C of the control of the cont minimum width, for concealed installation, Finish
Prefabricated sections: Factory-assembled, mite
and spillout scurpper to match fascia in design and spillout scupper to match fascia in de FORMED ALUMINUM FASCIAS WITH NO BUILT-IA C/Fascias shall be approved by roof membrane manufacturer as suitable for specified roof sys Characteristi
c1: Fascia cover material: Aluminum alloy Minimum unckness as sasning n; bed in (Secure sheet metal items using continuous cleats, clips and Perform no exposed face 2 From 4\* to 8" face: Use
3 From 8" to 10" face: Use
4 over 10" face: Use
Fascia finish: Clear anodized
Fascia height: As indicated on Fellonin to exposed races

[1] Nais: Confline to one edge only of flashing 1'-0" or less in
nails at 4" o. c., maximum. Provide neoprene

2. Cleats: Confirmous, formed to profile of item

3. Clips: Minimum 2" wide by 3" long, formed to profile
secured, Sacce at 2"-0" o. c.
Form joins in linear sheet matel to allow for 1/2" minimum expan Form joints in linear sheet metal to allow for 1/2" minimum expansion maximum, and maximum 2-0" from comets. Provide 6" wide cover backup plate at intersections. Form plates to profile of \$4\$ bits in linear sheet metal berns, set sheet metal over backup plate over sheet metal in two baseds of specified alticone seatant, maintum, Mate components for positive seat, Allow no seatant to minimum. Allow for seatant to the state of the seatant seata Arrouszed costing; meeting AAMA 611, AA-A41, Class I, c - tWork to receive anodized finish includes copings, fascias sheet metal exposed to view from building WATERPROOF MEMBRANE into ps and not install perimeter metal cap flashing in 10'-0" lengths with backup Ar LEXP-ROOF MEMBRANE

INCharacterists

1: Type: Self-adming rubbertzed asphalt sheet
complying with ASTM D1970-09,

1: Thickness: Minimum 30 mile when tested in
accord with ASTM D3767-03(2008), Method

1: Tensile strength: 250 psi minimum when
tested in accord with ASTM D478-08a,

1: Elongation: 250% when tested in accord
with ASTM D478-08a, pio C Modified,

5: Provide primers, sealants and
accessives remitted for a watermoof Scoure parimeter metal cap flashing in reglet with lead at 2-0° a. c., maximum. Hermer wedges to a depth interfere with seatlant or backer rod. Place wedge at each wedges are within 8° of joint, without interfering with install sealant in accord with Joint Sealants section, to Install sealant in accord with Joint Sealants section, minimizing hidding of Scupper 1 sconstruct with welded joints, lapped 1\* minimum, in I install through-wall spillout scuppers in accord with Seal CNA Manual, toof penetration flashing: Refer to roof membrane Roof penetration flashing: Refer to roof membrane EGLET in section.
STinstall reglets as directed by manufacturer, level and true to through-wall flashing occurs at or above reglet.
It-teadSurface-mounted reglets: Install reglets as 3 Install with top of reglet minimum of 8 above ART 3 - installation.

\*\*EPREFABRICATED COPING

AISTinstall prefabricated copings in accord with

manufacturer's product data and ANSI/SPRI ES-1, true

B tWhere roof membrane does not occur under copings, Where roof membrane does not occur under copings, install waterfight membrane subflashing under backup plates asseure membrane subflashing under backup plates am onglisstall membrane subflashing fully adhered to substrates in accord with manufacturer's product data, except where more stringent requirements 2 if required, prims surfaces to receive membrane materials. Allow primer to dry unit factor-free, Primer only area which can be covered with sheet membrane during work period. Reprime surfaces 3 install membrane materials with side and end large recommended by provider data Backin restallation. Terminate regiet 2" from each side of expansion and control joints which surface-applied reglets are installed. Provide 1"-0" wide material, overlapping edjacent regiet lengths 4". Attach cover discontinuous de Frotrous tectory-tectorate commars at changes fixed lowing installation of roofing, install counterflashing by snapping with manufacturer's product data. Overlap adjacent lengths 6°, expansion and contraction. Caulx top edge of reglat using exterior specified in Joint Seatants date. Areas which exhibit defective areas or Double membrane at changes in plane by applicat membrane strip. Cover strip completely with full accord with product data.
Repair punctures and tears in membrane by

End of PART 1 -1.ENSUMMA assori
Splice plates: 0.050" thickness atuminum sheet, 6" .ssori Splice plates: 0.050° thickness aluminum sheet, 6° reacts regint. As anotation of the Relatiner section; 20 ga. hot dip galvanized steel with fastener spacing at 6" o. c. or 0.100" extruded aluminum with fastener spacing at 1.0" o. c. Lengths: Minimum
Joints: In accord with manufacturer's Splice plates: 4" wide sheet of same material and S Appdized costing: Masting AAMA 611 AA-A41 Class I class 2.RCSILICONE

1 AEALow modulus silicone sealant for EIFS/EIFS and porous wedum moculus sacone seaant at Metal r substrates and all other exterior stypikAcceptable arodDow Coming Corp.,# b Pacora Corp.,# c Tremco, Inc., an RPM Company, Membrane applications shall be fully achiered, smooth, straight and free of blisters, buckles, fishmouths and winkles affecting the complete adherence of the membrane. Patch and repair defective work in accord with manufacturer's produ SILICONE BATH SEALANT FOR WET c1: Type: One-part silicone rubber, mildew- and 2 Color: Clear, white or of-white, as selected by TWO-PART POLYURETHANE SEALANT FOR TRAFFIC-BEARING C1: Type: Two-part polyurethane, chemical-curing, Shore /
hardness meeting C920-05, Type M, Grade P or NS,
25, Uses T, M, A
Colors: Standard colors as selected by

materials to be free of defects in material and

C Install anchor plate at 5-0° o. c. maximum under copings. Install concealed spike plates at intersections in accord with manufacturer's product by install copings over enchor plates and uplice plates, with minimum 36° wide plate over spike plates in full bed of sealant or extuded buylt tape, 12° from Make weathertight fit, allowing for expansion and contraction as recommended by manufacturer's Attach materials using aluminum or stainless steel states that the plate of the plate o A/S Install prefabricated fasclas in accord with AlS Install prefiabricated fascilas in accord with manufacturer's product date and ANSI/SPRI ES-1, B Fascila with buill-in-cents: Install can't dams continuous, leaving 1/47 gap between sections for expansion; fastien at 1-0° o. c. maximum at roof edge 6° o. c. maximum at face of will. Install concessed golice platies at intersections in accord with E Fascila without buill-in-cants; install relations or Expansion of the section o continuous, leaving 1/2" gap between sections: expension; fasten at each predrilled slot. Install sections, gaskets and concealed splice plates i Install fascia covers over cant dams and retains Install fascia covers over cant dams and rebiners, where indicated, and spice places, with minimum shere indicated, and spice plates hit affects. Set fascia covers over spice plates in furtheed or slicone sealant or extruded buty lape, 172 from intersection desset. Mechanically fasten back Made vestalteright its allowing for expansion and contraction as recommended for expansion and contraction as recommended to manufacturar's pro-Attach materials using aluminum or stainless steel fasteners. Exposed fasteners shall match metal in finish. SECTION 07 JOINT SEALANTS wWindow framing inter Glazing . Roofing and flashing Firestoppi nitio,
Sealant: A weatherproof elastomer used in filling
and sealing joints, having properties of adhesion,
cohesion, extensibility under tension,
and the sealing of make cohesion, extensibility under fension, compressibility and recovery, designed to make joints air and watertight. Material is designed spenarally for application in exchant joints and for Caulfuling compound: A material used in filling joints and seams, having properties of adhesion and cohesion; not required to have extensibility and recovery properties, generally for acolication in interior joints not subsect to Caulic: The process of filling joints, without regard to type of material. Joint failure: A caulted joint exhibiting one or more of the following characteristics: a Alt and for water Staining of adjacent
Development of bubbles, air pocket QUALITY or voids.

ASSApplicable standards as

. ntereASTM International Food and Drug Administration 2 Food and Drug Administration Adhesion compatibility tests: Porform tests on actual samples of aluminum framing system, storefront. EIFS components, to determine that materials are compatible and that adhesion is acceptable. Identify requirements for primers or laper lest sealents used in conjunction with EIFS in Typec Test is selant's used in conjunction with a selant C1382-07M

VOC content of Interior sealants: Sealants and sealant frimers used Inside the vesttherproofing system shall comply with the following limits for VOC content when calculated according to 40 CPF 89, Subpart D (EPA 19st/Architectural sealants):

Sealant primers for porous substrates: 774 nJ. 775 nJ. PROJECT/SITE A. Weather: conditionantalin on materials under adverse weather temperatures are below or above those manufacturer's product data or when substrate manufacturer's product data or when substrate above manufacturer's Proceed with work only when forecasted weath favorable for joint cure and development of high Wherever joint width is affected by ambient install materials only when temperatures are in Install materials only when temperatures are in manufacturer's recommended installation Profection of adjacent; is, strafer/octed by applying masking material or maniputating equipment to keep materials in joint. If masking allow no buse to tuch determed surfaces to receive tape immediately after cauthing, before surface skin Remove misapplied materials from surfaces by using methods recommended by At surfaces from which materials have been WARRANTipearance,

IAS: Installer's warranty. Warrant work to be watertight and i
materials and workmanship, including joint failure, for a
offizxerior silicone sealant material warranty. Warrant
sealants to be free from defects in materials and to adhesion, watertight weatherseal and non-staining of for a period of ten Warranties shall begin at Date of Substantial

5 Painting and EPFORMANCE Comply with performance level FORPORMANCE COMPLY with performance level FORPORMANCE COMPLY with Performance level for specified level classification in accord with ANSI AZ50,0-2003(R2008) and ANSI AZ50,0-01 for doors and hardware reinforcing, ANSI AZ50,0-01 for doors, Finish: Comply with standard performance criteria of ANSI AZ50, 10-98 (R2004) for primed steel surfaces, Thermal performance: Minimum aged value of U – 01 (R-10,2) or better, appearant thermal performance in consider performance: STO or 25 or better in accordance performance: TO or 25 or better in ASSI AZ50, ASTIN ES0-04 and ASTIN E41-04. at plictharacteristi
as: Type: One-part, low modulus silicone rubber;
G920-08, Type S. Grade NS, minimum
b. Colors: Standard colors as selected by
Medium modulus silicone sealant at Metal framing and with SDI-128-09, ASTM E90-04 and ASTM E913-09.

QAULTY
AAApplicable standards; standards of the following, as
refered-warriage and standards institute.

2 ASTM international
2 ASTM international
4 Society for Protective Coatings
5 Steel Door Institute
6 Underwriters Laboratories.
7 Febrication standard: Except for more stringent requirements specified, comply with ANSI
AZS0.9-2003(R2005) including performance levels as
1 DELIVERY, STORAGE AND Characteristism 2.
as: Type: One-part silicone rubber; meeting ASTM
S, Grade NS, minimum
b Colors: Standard colors as selected by

DELIVERY, STORAGE AND
HANDLING:
A Deliver hollow metal doors and frames cartoned for protection. Mark each hollow metal door and frame at top hinge and on outside of carton with destination doo be inspect work upon delivery for damage. Reject C. Storo god funder cover, on raised

A SICharacteristi
- c1: Type: One-part, acrylic polymer
2 Colors: Standard colors as selected by
PAINTABLE ACRYLIC-LATEX CAULKING
AOKCharacteristics: Flexible, paintable, non-staining, non-Protect from moisture but provide for cross ventilation PART 2. Cocurs.

2.ROACCETTABLE

Application and tuilding code(s) and/or statewide approval

2. MATERIAments. emulsiog acrylic FDA APPROVED SEALANTS FOR KITCHEN AND FOOD A'EICharacteristis:

c1: Type: One-part, moisture-curing silicone rubber; FDA
in indirect food contact
2: Color: Standard colors as selected by Architect,
ACCESSORY 3/end by FDA. Interior doors and frames: Fabricate of cold-rolled stee ASTM neeting Exterior doors and frames: Fabricate of commercial galvanized or galvannealed steel sheet meeting Designation A60 or G60; wipe coat not ACCESSORY wed by FDA

[ARTUgint clasener: Type recommended by material manufacture
indicatestrates

Glotin primer/sealer: Type recommended by material
substrates, conditions and exposures

Uson breaker tape: Plastic tape applied to contact surfaces
substrate or point filler must be avoided for material

Sealant backer rod. Compressible rod stock as
manufacture for compatibility with sealant. Provide size an Finish: Prime painted steel surfaces shall comply with requirements for acceptance stated in ANSI 1.25(Interior doors and frames: One coat of 2 Exterior doors and frames: One coat of
manufacturer's standard rust- inibilitive primer
after chemical treatment of gelvanized surfaces
C Ceating for inside of frames to be fully grouted in
masony and concrete construction: Field applied
fitunCoid-applied asphalt mastic, meeting SSPC-PS 9.01,
15-mil dry film trickness
2 Provide inart-type non-corrostive compound free of
sebestos fibers, suffur components, and other
DOOR deleterious impurities.
C DOOR control joint it to

Control joint it to

Crooling agent: Agent recommended by material control of material with inner. - Trothing again. Again techninented by material
PART 3 crusted of material with inner
PART 3 Discount of material with inner
3 XEJONT Surgeo.

1 ARECtean joint surfaces immediately before caulking joints.

- insecture coeffings, moisture and other substances which we
consider the surface of the surfaces of the surface with bond and performance. Each with 5% soulton
neutralize with diduce ammoria solution; rinse with clean
of helpfore after to. Door
classiStandard interior hollow metal doors: Level II, 18 ga.
Heavy Duty, Model One with edge seams, 1-3/4\*
2 Label fire-resistive composite
anetLevel II, 18 ga. Heavy Duty, Model One with edge
thickness, with mineral fiberboard core for neutralize with dilute ammonia solution; rinse with clean dry before allow to D Roughen joint surfaces of non-porous materials, manufacturer's product data indicates equal bond surfaces, Rub with fine abrasive doth or woot to APPLICATE dtill sheem. APPLICATE dtill sheem. thickness, with mineral fiberboard core for minute over 20
3 Exterior insulated composite metal doors; Level II, 18 ga. Model Two seamless, 1-3/4" thickness, with 1 Door polyurethane core, crinst-tidge beev! Verifical edges beveled 1/8" in 2"; double-rounded on 2-1/8" redius. Non-handed door blanks with not 'plate are
2 Top and bottom edges: Flush, welded, minimum 18 ga. N: Comply with calliding material manufacturer's product data //99 except where more stringent requirements Prime joint surfaces where recommended by material allow primer/sealer to split or migrate onto dhastal backer rod for calliding materials, except where material manufacturer to be omitted for chipiter and produce the production of the production weep holes in bottom edge of Seamless edge: Join door edges by a continuous weld height of door, Grind, fill and dress welds smooth to mel-provide smooth files. . profikness and 2 dPlace rod at depth to provide sealant manufacturers provide smooth flush

Seam edge: Join door edges by projection welding no center extending the full height of door. Vertical seam el both de deges of door. Fland finish vertical seam el both deges of door. Fland finish vertical FRAME seam smooth.

France construction including sidelights and borrowed

B'it firWolded steel frames in all wall types: 16 ga. interior an with backbend Place rod at depin to a vertical sealant needed 5 db not twist rod during 4 Place rod to minimize possibility of extrusion when joint is 5 Install bond breaker tape in life of backer rod for shallow, and as recommended by merufacture? Employ installation techniques which will ensure that materials are deposited in uniform, continuous ribbons without gaps or air poctosis, with complete wetting of joint bond surfaces. Where ho riscontal joints are between a hotzontal seurface and a vertical surface, fill joint to form Do not allow materials to vertifie uniform continuous descriptions and materials to vertifie uniform. with backbend ætur Setup ard welded, with all joints, including face, flar ntal wetded, dressed and ground smooth; no interfocking Provide welded frames with temporary spreaders storage and erection. Spreaders shall span both and be located at bottom and at middle ansom bars and mullions: Shop fabricate from same ameal as door Setup are welded, with all joints, including face, fla full welded, dressed and ground smooth; no sucernova excess and mispaced materiats as work adjoining surfaces to remove misplaced materiats, adjacent surfaces or Interior joints: At interior joints and seams at abutting materials, recess caulting compound 3/16° in joints wic memory joints. At metric joints and seams it adjusted metastatis, recess calabling compound 3/16' in joints wide 1/4' or less in width, tool (Tool joints of non-ag sealant to concave profile and surface, flush with edges of substrate. Malintain sealant in accord with menufacturer's [Cure sealants and caulking compounts in accord with moduct data to obtain high early bond strength, internal and surface durability. Protect uncured surfaces from object-fastation and. Itu would, to the interfection interlocking Fabricate in largest size sections allowed by installation restrictions. Field joints shall occur installation restrictions. Field joints shall occu on approved shop Machine door frames for hardware scheduled for installation on that frame, Filler pletes installed at physical ation and CAULKING.

ACHIExterior joints in masonry, including control joints: Los settaulus alicome

B Joints botiveen stucco penels: Low modulus completed hable in Make non-welded connections with tight fitting.
Make joints with aligned faces and Inside of frames to be grouted in masonry and concrete construction shall receive protective Johnts between stucco penels: Low modulus
Johnts in conjunction with setterior insulation and finish
state[IPS/metal framing and other IPS/mon-porous
Medium modulus allicome
2 All other conditions: Low modulus
Exterior joints at perimeter of atuminum framing systems:
silicone i modulus
director joints at perimeter of windows and hollow metal
director joints at perimeter of windows and hollow metal concrete construction shall receive protective
Frame patine as specified herein.
atchevibl anchore for frame statchment to masonuy
flat, minimum 19 gage corrugated or perforated, T-shag
with leg not less than 2° wide by 10° long. Provide one
for each 2°0° of height or fraction thereof. Anchors for 1
but he headed for each 2-0° of height or fraction thereof. Anchors for I shall be labely extended with anchors for frame attachment to drywall partitions: standard adjustable type for attachment to studs, per jamb for each 2-0° of height or fraction thereof. Tested frames shall be Frame anchors for drywall slip-on frames: Adjustable archors, marincturer's standard design, Anchors for the standard design, Anchors for other or the standard frames, other than slip-on minimum 48 ages eachors for the standard design anchors for attacfor wall conditions that do not allow for the use of floor anchors. smiento joins at perimiteer of windows and notice metal sealains. Acrylic earth sealains, Acrylic extension and instance of the populate of light fixtures, signage supports, and other items wassurface; Low modulus silicone interior conceeled bedding joints and thresholds:

#Exterior and interior horizontal traffic-bearing joints, exclud Two-part polyurethane
Tile expansion and control joint sealant: Refer to Tiling
Stonework d
Firestopped joints: Firestop sealant as specified in тобырного ришь, гатемор жекета вз вреспес иг FTypical interior joints and seams at abutting and adjacent as specified herein: Acrylic-latex caulking dinterior joints in conjunction with fixtures and tile finishes; surfacing: Silicone bath artac-or wall conditions that do not allow for the use of.

Boor anchoditional jamb
b Anchors for fire-rated frames shall be
Head struts. For frames over 7-0" high and not anchors
concrete construction, provide 1/4" by 2" steel struts
jambs, each side, extending to building structure, Attacl
For frames over 4-0" in width, provide center
ATION FOR HARDWARE AND Interior joints and seams at abutting and adjacent materials food service areas, including inintegrated by PREPARATION FOR HARDWARE AND

AVICReinfrowment Factory relinforce door and frame com
installation in accord with ANSI A250.8-2003(R2008) a
Punch single leaf frames to receive three slencers; de
leaf frames to receive three slencers per leaf, at head,
Provide grout sheldes where frames in measorny walls a
D dhatall hardware enithrecement and anchors without
distribution or brimithies on exposed surfaces, and HOLLOW METAL DOORS AND

M THE SOUIERS STUDIO ........ 1st STREET SW MT VERNON, IOWA 52314 319,631,8075 CONSULTANTS: STRUCTURAL ENGINEER CIVIL ENGINEER DATE REMARKS 01/18/19 MINOR MOD. APPLICATION 05/24/19 MINOR MOD. APPLICATION #2 08.13.19 PERMIT ISSUE 09.16.9 MINOR MOD REVISION #1 Revision Schedule Rev# Description OROFESSIONA HADE R 1 AWO!

> ERS LEGACY PARTN RENNOVATION

PROVED BY:

KEY PLAN

OFFICE

distortions of the control of the co

Welded lerance. fr1meSet welded frames in position prior to beginning par

frimeSet welded frames in position in inframes until permanent anchors

Set anchors for frames as work progresses, install anchors at hinge and strike levels, install rubber anchors at hinge and strike levels, install rubber anchors at hinge and strike levels.

sectioflasonry

Remove temporary spreaders before frame installation

Remove temporary braces after wall construction

Install welded frames in prepared openings in concre
walls using countersunk bolts and

Fire-rated frames: install in accord with
requirements of NIPPA No. 80 and ANSI
A250.11-2001.

bumpers and silencers in frames prior to grouting. Grout frames in masonry walls as specified in Cor

SPEC R102 AUTHOR

TALLATION:
And all install doors in accord with SDI-122-07, ANSI
manufacturer's product data and approved shop
Seat tops of exterior, out-swinging doors prior to painting
of doors in accord with Painting and Coating section 2 Air infiltration shall not exceed .50 cfm perimeter crack length for single Storefront Framing: Air leakage through fixed storefront shall not exceed 0.02 cfm per squan n accord with ASTM E283-04 at a differential: C Installatio
. r1 Install doors in accord with manufacturer's product
. cheduled hardware. Install using threaded-to-the-hea
furnished by hardware
2 rAnchor hardware in correct position and
3 Adjust hardware and door for proper function and for DELIVERY, STORAGE AND
 AIANDelivery: Deliver materiats in original packages, contail
 or bundles bearing brand name, applicable standard
 deskination and name of manufacturer or supplier.
 Storage. .... са вышлишт trame extrusions shall have a ... hickness of it. All exposed work shall be carefully matched to produce and design with all joints, System design shall be such that not be visible at ago.

Stack gypsum board inside building under root, off floor on pallets or similar platforms providing confined to result to result to part of the providing confinuous support for gypsum board and to prevent segging. Stack gypsum board flat and so Protect gypsum board from direct exposure to rain, snow, surlight or other excessive Protect ready-mixed joint compounds agents. wro-uzt/2007), ready-mixed tape embedmand topoling compounds, viny-based,
B Joint tape for glass mart-faced tile backer board:
Fiberglass tape, as herein specified,
SUSPENDED GYPSUM BOARD FURRING
AYYCharacteristi door to hanging Install hollow metal doors in frames, using hardware Hardware 1 Door riberglass tape, as hernis specified.

2. SUSPENDED GYPSUM BOARD FURRING
AnyCharacteristi

cit: Structural classification: Meeting ASTM
CS5-07, Heavy Duty.
2. Component in Publication Meeting ASTM
CS5-07, Heavy Duty.
2. Component in Publication from the Component in Publication of clearances and

D Erection ances.

titleraVariation from specified clearances: +

2 Maximum variation in edge alignment, pairs of water other than condensation on the indoor constructial constructial Make provision for water entering at joints and occurring within well construction to drain to Fixed light areas of storetrent shall permit no penetration when tested in accord with ASTM Differential static pressure used in the test shall tware 1 Door Iming of door hinges is not an acceptable repair of n. Depth of frame shall not be less Face dimension shall not be less oor frames out of erection b. Face dimension shall not be less Frame components shall be screw spline Glazing: All units shall be "dry glazed" with recyclable the exterior and 1 All units shall be glazed from the Coor frames out or recoon

Edge clearances at

diorsBalvean door and frame, at head and

2 At measurem variation in egge asymment, pair

E Replace doors with defects in material, finish, fit

2 At measurem variation in egge asymment, pair

E Replace doors with defects in material, finish, fit

2 At measurem variation in egge asymment, pair

E Replace doors with defects in material, finish, fit

End or matchining.

Section

Section

SECTION OR Liferantial static pressure used in the test:

6 Condensation Resistance Test
aCRIA minimum of 50 when tested in accordance
Thermal Transmittance Test (Conductive
s4-VsTast in accordance with ASTM
Impact Test Procedures: Test in accordance with
ASTM E188/E1998 Level D and FBC (HVHZ) Test
Protocols TAS201, TAS 202 and TAS203,
Maximum Opening Gross for
CtionsExterio Doors.

2 Indiator Doors.

2 Indiator Doors. freezing, exposure to extreme heat and direct Do not overload floor Treezing, exposure to extreme heat and direct
PRO United Typesum ocard only after building is
RNONhetall pypesum ocard only after building is
Building to the provide the provided the pypesum ocard only after building is
Building to the pypesum ocard only after building is
Building to the pypesum ocard on the pypesum ocard tre rated for 3 At transum panels, without transom 4 At alls without transom before 3 At alls without transom 5 At alls without transom 5 At alls with transhots 3/6" maximum above 5 At alls with transhots 3/6" maximum above top 6 Between face of door and door Fice-rated doors: instal in accord with requirements of NFPA NOS and ANS|18-TC 250, 11-2001. All units shall be glazed from the Entrance ar.

Finance ar.

Flockflojor portions of the door sections shall have ,185"

Glazing slop sections shall have ,050" wall

Ooor sities shall be no less than 4-1/2" wide (not including)

Door sities and rails shall have hairline joints at corners,
reinforcement brackets shall be secured with screws and penetration and fillet

Wasther stripping shall be wool pile and shall be installed door pairs and in jamb sities of center

Door stops shall include a bulb weather-strip that

E2203-2" with ASTM

Glazing: All units shall be dry glazed with extruded aluminum glazing stops, and a gasket that complies with OTM E2203
Joints: Fabricate and assemble framing with loints only at interse ACCESS DOORS AND PANELS ENDUALITY
ASSApplicable standards; standards of the following, as 1sferNational Fire Protection Association (NFPA), National B Labeling Codes, 1squ'Fire-rated access door assemblies shall beer factory-showing name of manufacturer, name of third-party agency, fire-protection rating, and where required for extl enclosures, manufamm transmitted 2 thorizontal access doors shall bear a label that includes "FOR HORIZONTAL" Interior Doors: 5 B . libt,

NProtection: Protect aluminum surfaces from contact with
lime, mortar, cement, acids and other harmful surfaces
and from careless handling, storage or machining. en door and frame otect hollow metal doors and frames from damage and FOR HORIZONTAL

3 | Permenently attach label to each door
Note: Access doors and panels are to be purchased by
and installed by trade providing material where access do
to be located. Review all locations with Architect prior to
1staFinish: Selected by Architect to match adjacent aturnium glissing stops, and a gasket that complies with OZTM EZ203

Joints: Fabricate and assemble framing with joints only at intersections uniform halfalm connections. Match exposed work to produce design, with joints, uniss indicated otherwise, being accurately fitted and Hardware. Drill and cut to template for finish hardware. Paindraware. Reinforce frames from the produce of the production of media finish hardware in accord with door Protection of media finish hardware in accord with door Protection of media finish hardware in accord with accord with accord with a well-defend protection by painting contact surfaced with zinc specified herein or by application of a well-defend of the protection of th Manufacturer's warranty: Warrant the work of this section for five years from Date of Substantial Completion to be 1 3/4" depth: 300 lbs./mlf, for use as horizontal stiffeners, bracing and cross furring.
2 1-1/2" depth: 475 lbs./mlf, for use as main Furring channel clips: Manufacturer's standard by attachment of furring channels sto cold-rolled runn Resillent channels: Galvanized steel, manufacture Furring brackets: Milmium 20 ga. gelvanized steel crattaching furring channels to masonry walls. Ceiling hanger wires: Milmium eight ga. galvanized no may years rroun usate or substantial Completion to be free from delects in workmanship and materials and that the work conforms to the final shop drawings. Warranty shall apply to both patent and latent defects but shall not include damage caused by oxclusions stated in Protect installed matteries of our season during hot, dry weather.
 When recommendations of manufacturer's product data exceed the above, comply with requirements of manufacturer's product data. DELIVERY, STORAGE AND ANDeliver access doors in protective include damage caused |
PART 2 - manufacturer's warranty,
2.RODUMATERIALS AND
1 ANJStructural characteristics of PART 1-1.E DUALITY Store in pack aging to prevent soiling and Handle to prevent dam age to finished surfaces IN LEGALS AND
NIStructural characteristics of atuminum shall be in
accord with An "Specification for Atuminum
Atuminum extruded bars, rods, shapes, and tubes: Meeting
6063-75 alloy, temper and wall thickness as required to meet
minimum 0.071. able color and grain variation of natural finished doors Include w prevent oam age to finished surfaces mechanisating
PROJECT /SITE
AQN/Protection: Protect prefinished surfaces from dam age
Following instatiation, provide protective covering for
Following instatiation, provide protective covering for
Following instatiation caccess doors required to be built
structure. Secure tem plates or lay out to rough
speciatily a provided by PART 2 -2.RCFRAMING 1 IAEMCypsum board studs: Meeting requirements of ASTM C645-09a; channel type, roll-formed from hot dip galvanized steel complying with ASTM 1,10(Stud size: As indicated on drawings, except shall be uniform and within range established for Gra shall be uniform and within range established for Gra specified herein. Joints in face venears shall be doors and doors viewed together shall have similar All stille and rail wood doors shall be the product of on riface veneers shall be domestically assembled vene Tie wire: Minimum 18 ga. galva weldes Type, size and spacing of welds shall be as approved shop! on 2 Partiram welding behind finished surfaces so as to minimize discoloration on finished side. Remove weld spatter and on finished surfaces by descaling and Shop painting of steel. Items of steel, unless galvanized or scheduled shall be deamed of loose scale, dirt and foreign matter in eccord with No. 3. Commercial Blast Cleaning, and shall be coated/primed as Saalants and sealing materialing, and shall be coated/primed as Saalants and sealing materials; use sealants and sealing materials materials manifecturer's product data and joints shall be in accord tolerances indicated on approved shop 1000-51 party, samper and small subminimum 0.019 minimum, 0.028 ml plate: 5005-H14 aluminum alloy meeting ASTM 1000-71 minimum 0.050 fthickness. Bars, rods and wire. Meeting ASTM 15 pastensers should be countersunk and shall match entrances in color. 1 Aluminum to aluminum: Aluminum or Type 3.04 2 Aluminum to stainliess steel or carbon steel: Type 3.04 Aluminum to stainliess. 1.10(Stud size: As indicated on drawings, except uninnimitum-3-5/8\* depth where partition is 2 Stud gauge: As required by manufacturer's product data for heights and conditions of use, with maximum allowable deflections as a<sub>10</sub>, or a substantial condition of the students of the substantial conditions of the substantial conditions of the substantial conditions to receive title and FRP panels finish: U350 at 15 part using 20 Add here partitions. 12-26 at at 12-26 at at 12-26 at at 12-26 at 12-2 Trado vericer's sital to expressionally assembled veneer rainforest-produced crossband Applicable standards; as a fulfera-function National Standards Institute Titlera-function National Standards Institute 2 American Society for Trasting and Materials 3 Standards for architectural Woodwork Cushilly Standards, of Common Standards Woodwork Standards, or or or of Standards. Work shell comply in portions of AWI 3 Indianal Comply in portions of AWI 4 Indianal Comply in Professional Common Standards Common Standards Work Standards Common Standards Com PART2-PRODU C Process in Characterist Standard Standard Barriel: Manufacturer's standard b Finish: Painted finish, color selected by 2.T INTERIOR ACCESS DOORS AND ANCharacteristi
1s: Size: As indicated on Drawings, or smallest /pe
Typical: As required by
Non-fire-rated access doors in gypsum board
with perforated frame flanges for finishing with joint
dRecessed doors: Recessed 5/8\* to receive a XEFRAMING AND FURRING AST.Except where more stringent requirements are specified install framing and furring in accord with ASTM C754-09: Gypsum Association requirements and manufacturer's ancokinimum coeting weight 27 mg/sq. ini., tested in ASTM with b Minimum coeting thickness: 0.70 mile, tested in ASTM with consist of manufacturer's standard chamical finishes, followed by chamical finishes, followed by the coord with ASTM with ASTM with ASTM with ASTM with ASTM conditions accord with ASTM conditions as the coord with ASTM conditions as the coordinate of the coordinate conditions are conditionally conditionally conditions as the coordinate conditions are conditionally conditionally conditions are conditionally conditionally conditions as the coordinate conditions are conditionally conditionally conditionally conditions are conditionally co deep, minimum, by widths to receive study, same gauge as study. Runner freets shell have solded in or stachment to structure and study, for slip joint of YPSUM is required by manufacturer's product data. UAJRegular board: Meeding ASTM C 198-03a, hit increase indicated, tapered rounded edges. Pros X, thinces indicated, tapered founded of the order of the college board: Meeding ASTM C 198-09a, Tvos X, thinces indicated, tapered founded. Prof. 198-09a, Storefronts: Establish bench marks at convenient points adjacent to LIVERY, STORAGE AND Welliver no doors to building until weatherproof storage Store doors in a space having controlled temperature and doors flat, off floor, supported to prevent warpage and damage and direct exposure to 45eaf top and bottom edges of doors, if required by substants. Establish forcin mans at convenient points agreen to responsible for accuracy of location of perimeter lines and elevation Correction of errors: Should errors be found in location or elevation of elevation of bench marks, installation of work shall not proceed in errors have been till ert deta, Attach runner tracks at floor and underside of Constructi wn: Steel units: Minim um 14 ga. steel sheet for Attach runner tracks at foor and underside or specified fasteners. Provide slip joint stachme ofleria and manufacturer's calculations at the sillor fall locations: b Full-height, floor-to-floor or floor-to-deck c All partitions subject to Where partitions are indicated to stop at finish solling that the ball-floor or floor-to-deck to where partitions are indicated to stop at finish solling that the ball-floor or floor-to-deck to the partitions are indicated to stop at finish solling that the solling that the properties are the solling that the solli frames; prim e or ¡Stainless steel units: AISI Type 302/304 stainless finish: minimum 14 ga. for doors, 16 ga. for CMU walls with tile INSTALLATIO ISTALLATI.

\*\*Ministal atturnium entrances and storefronts in accordance with data and approved shop drawings, plumb, level and true to line, in relation to established lines and grades, within Anchor entrance doors in place, straight, plumb and level, without with approved shop drawings. Check and adjust weatherstripping movement for proper operation and Errection tolerances. Components of storefront system shall be loterance following:

18. Maximum variation from plane or location indicated on approved 18° per 12° of engin or 12° in any 18° per 12° of engin or 12° in any 18° per 12° of engin or 12° in any 18° per 12° of engin or 12° in any 18° per 12° of engin or 12° in any 18° per 12° of engin or 12° in any 18° per 12° of engin or 12° in any 18° per 12° of engin or 12° in any 18° per 12° of engin or 12° in any 18° per 18° p ISsell top and bottom edges of doors, if required by data to maintain roduct. Protect doors cluring shipping and storage by enclosing in Replace doors in original packaging for shipment to site and firshing. Hang pre-machined and prefinished doors packeging, bentify each door with door mumber packeging in pince with Date of Substantial Burkey packaging seed on all to be permit. c All partitions subject to Where partitions are incleated to stop at finish ceiling, attach to ceiling auspension system using 18" toggle botts or sheet metal screws spaced at 1-4" o. c., maximum, where partition aligns with ceiling grid. Where partition does not align with grid, attach at each intersection with orid Costion that length studies verticatily, engaging floor Position full length studies verticatily, engaging floor rdwan.
Non-fire-rated units: Manufacturer's standard allowing 175 degree operation and cam lock in and keyed cylinder lock in public areas. Provid TILE AND FRP PANEL BACKER TILE AND FRP PANEL BACKER

AOWatan-resistant, coated glass mat
blokcharacteristics: Meeting ASTM C1178-08,
minimum 1/2\* thickness, non-combustble, waterresistant, silcone based gypsum core, fiberglass
surface mats, front and back, coated with water
2 Joint tape: Fiberglass mesh joint lape as
recommended by gypsum board
SOUND CONTROL rer. PAR T 3 -3 XEINSTALLATIO ORS:

Door construction: Heavy Duty Entrance Swing Doors
entrance doors fabricated of extruded aluminum sectic
with door comers joined by concealed reinforcement,
secured with bolts and screws and by Sigma deep 'Do not walk or stack other materials on top of stacked 18 Position ttal length studs vertically, engaging floor and cellifar runners.
29 and cellifar runners.
30 Space studs as indicated on the students of the st level and true to line and level and true to line and linstall access doors with fasteners of type and spacing manufacturer's product (Set fire rated access doors at locations and elevations deachtration welding; meeting specified wind loading.

Gazintration welding; meeting specified wind loading.

Snap-in stops with neoprene glazing

Gazing accessories shall be as specified in

Drip cap: Provide doors with drip cap at head and bottom Contractor's option: Based on sound ratings and following x the 1sm interior stile and rail doors: Lifetime of original 3 Maximum offset between framing memours as considered in 1/22ng pocket.
Protect eliminum in contact with steel, concrete or other dissimilar by neoprere gaskets or bituminous Before anchoring to structure, shim and brace work plumb, level location. Anchorage of storefront framing to building structure shall location. Anchorage of storefront framing to building structure shall shoulding out the structure shall should be and connections. NContractor's option: Based on sound ratings and fibr-resistance ratings required for assemblies, Contractor may select glass fiber or mineral wood care and select glass fiber or mineral wood selection of the accord with 1d in
NF1.Attach curb flance to floor/ceiling
Protect surfaces from dam age or staining. Clean surfaces 2 - installation. Drip cap. Provide doors with drip cap at head and bottor all to prevent water infiltration. Adjustment: Doors equipped with adjusting mechanism located in top rall near lock stills, providing for minor dearance adjustments after Installation. Weather stripping: Pte type in replaceable rabbets for stills as and rails; complying with AAMA 701.2. uality standard: WDMA I. S. 6 and AW Substantial e of (Test and adjust hardware for ease of accessor. Ancorage of storeron ranning to outging struct approved shop drawings. After wall is positioned, connectishop drawings shall be Welding: Protect glass and finished surfaces from damage Welds and adjacent metal shall be cleaned and primed with lite frames, install cut-to-length runner sections with Install accustical tape on metal studs which abut of studs or dissimilar surfaces in walls to receive soun Description: Design as indicated on drawings, for inter a applicant historiess:

b WDMA Grade: Premium;

Sitile and rail int firsth.

a constrype: Edge-glued core, veneer faces, solid

b Veneer species and silice: Mahogany veneer,

c Varieser finickness: Minimum 1/15 after

4 Veneer finickness: Minimum 1/15 after

4 Veneer finickness: Minimum 1/2 after

5 Exposed adges, Same species, cotor and graining

without finiperiphilis. Minimum 1/2:

Adhestves: Fabricate doors with adhestves and

composite woodcontain urse-formaddehyte

clory transparent finished facing shall comply with AWI

settlers. Fabricate dors with adhestves and SECTION 08 stels and rais; complying with AAMA 701.2.

Flardwar

a1 Storefront manufacturer shall coordinate preparation
herean specified with requirements and components
secticitardware
2 Hardware shall be provided by door
3 Complé hardware schedule and submit for
6 Biuminous coating for separation of dissimiliar
materials: Codd-applied, asphalt mastic meeting SSPC-F9 5.01, Codd-Applied Aaphalt Mastic Painting System
F9 5.01, Codd-Applied Aaphalt Mastic Painting System
STONEFRONT Thick Film, minimum 30 mils thickness. ALUMINUM-FRAMED ENTRANCE DOORS AND Furthermoulin blankers at the state of the s return and supported in the state of the sta Flashing shall extend continuous, with joints lapped an end dams minimum 2" install weep hole baffle with filter at weep holes, (install Acceptable
1nanFibrex, rs:
2 Knauf
3 Owens-Coming
4 USG Interiors, Prosubin channels verucally, spaced at 1.4.0, c.,
DROP CELINGS FRAMING
ASYSDesign, install and hang system from structure, using
studs, channels, and miscellaneous metal items for
anchoring, framing, and supporting drop gyseum boan
1ellin Provide complete suspension system and suppor compress\* 30%.

1 o'During installation, verify that storefront system allows water which be collected in guitars and weeped to exterior. Ascertain that weep that metal-to-metal joints are Locate expansion multions in accord with manufacturer's on approved shop as indicated. Attachment of aluminum entrance and storefront systems to adjacent substrates shall be designed by aluminum entrance and storefront systems manufacturer.

QUALITY

ASApplicable standards; standards of the following, as Vest interiors,
Type: Paperfess, semi-rigid mineral
vool fiber blanket complying with
Density: Maximum 4.0 pcf for 1"
thickness, and maximum 2.5 pcf, for
Surface burning characteristics:
Maximum 15 flame spread and 5
spread disuplement when tested in an indifferent in complete suspending spite any part of support of Framing c1ara/Construction; Center set, exterior flush glazed; jamb uring
rracConstruction: Center set, exterior flush glazed; jambo
mullions continuous; head, sill, intermediate
horizontal attached by screw spline joinery.
Glazing: Manufacturer's standard glazing stops with
gaskets to prevent water infiltration at the exterior and
Dow Corning 995 Structural Sillicone Sealant with fixed
Make provisions in framing for minimum edge
claerance, nominal edge cover, and nominal pocket
width for thickness and type of glazing material
indicated on drawfings. Provisions shall be in accord
retaining shall accommodate automatic entrance;
doors indicated in door schedule and other
components indicated on drawfings. Bottom rail of
framing adacent to entrance doors shall match
Provide faming with restructing members meeting
dealign wind loeding sind dealign raterial in accord
with shop drawfings. Butharmes and reinfloring
of the standard of the continuous thermal barrier
by means of a poursed and debindged pocket
consisting of a two-part, chemically curing high
designs, Ovelens employen one-structural thermal
retains and the standard contents of the consisting of the contents of the consisting of the contents of the consisting of the contents of the contents of the consisting of two-part, chemically curing high
designs. Ovelens employen one-structural thermal ry transparent initiation reading and control of the control of th rings.

Caulk metal-to-metal internal storefront joints using Install in accord with Joint Sealants

Caulk perfmeter of storefronts using silicone sealant as Sealants section. Caulk both exterior and interior faces re Aluminum Association
American Architectural Manufacturers
ASTM International I. ASTM International).
American Welding Society
Society for Protective Coatings smoke development when to Assembly STC: As indicated Thickness; As indicated on 5 Society for Protective Coatings Design critients; glazed storefront framing without doors or of leral Design storefront and entrance framing systems to expansion and contraction of component materials as weutrace temperature ranging from -10 degrees F, to without causing buckling, stresses on glass, failure of j stress on structural elements, demaging loads on performance, or other detirimental effects. Operating shall function normally over this Windt loads: Exterior walls of completed storefront withstand wind pressure loads normal to wall aland\*oality operature. rers heads penetrating storefront lamb Acoustical tape: Closed cell polyvinyl choride foam tape, 1/4" thickness by 1" wide. Acoustical Joint Sealant: Manufacturer's standard non-sag, pathable, non-stating latex sealant complying with ASTM C834-10, Product effectively Acut reasoners neads perietrating storetron jamb, membersea in frames for uniform contact, to operate throughout binding or without relations of though though the storet of the storet templatecturer's sa Locate in accord with WDMA I. S. 1.7. unless b Drill pilot holes for screws
Seal edges of doors and cutouts immediately
following fitting and machining. 2 Wrap wire a minimum of three times horizontally, turning ends upwards. Provide extra hangers within 6° of ends of main runners and to support light fixtures, ceiling diffusers and grilles, access panels and other items restling in or on ceilings. A control joints, provide extra hangers to support Locate hangers plumb in relation to main runners and to avoid context with insulation covering ducts and pipes. Do not pass hangers through ducts. After spacing of hangers or spaly hangers to sold ducts and other obstructions, but do not exceed maximum allowable ceiling areas, the same provided in each hanger of spaly hangers to sold ducts and other obstructions, but do not exceed maximum allowable. Cut openings to receive glass lites in accord with AWI WDMA I. S. 3 or perimeter joints and openings in building co 1s diProducts: Subject to compliance with Is del'fotuces: suttience to competence was assertances econfrequimentars, provide one of the following:

a Accumelric LLC; BOSS 824 Acoustical b Grabber Construction Products; Acoustical c Pecora Corporation;
d Specified Technologies, Inc.; Smoke N . Sound Acoustical Sealent.
e USG Corporation; SHEETROCK
Acoustical joint sealent half have a VOC . Content of 250 g/1 or less when calcutated according to 40 CFR 59, Subpart D (EPA FASTENEMEMEND 24).
ASF Resterers for metal framing, corrosion-rhistfor fastening framing members to concrete . Fasteners shall be beaded drive pins or threaded studs driven by powder actuated tools. Provide square internal comers where doors
Seal edges of cutout immediately following cutting using Negative pressure:

Structural f,

earticOmplete storefront and entrance framing
designed to withstand wind loading complying with

Building Code, 2006 Edition with 2007 City of solvent type sinstall glass lites without looseness or rattle. Trim shall comer joints and shall conceel edges of cutout and drotect door faces from damage abuniny potyurethane which is bonded to the aluminum. Systems employing non-structural thermal Perimeter sealant. As specified in Joint Storefront sealant. Non-skinning type and the state of the sealant. Amendments; loads acting normal to wall plane. E330-02, \STM Deflection of framing members in a direction norma when subjected to uniform load deflection test at Architectura Tilindwork, Acoustical Painting and Mechanic Electric obstructions, but do not exceed maximum allowable ceiling areas to be supported by each hanger. Offset install cold-folled channels at maximum centers, as jing indicated on approved shop drawings, running perpendicular to structure, install furning channels Locate main runners within 5° of parallel walls to support ends of cross-furning. Locate furning channels perpendicular to main runners and not more than 2° from paragle lovels. Attach to main runners are death intersection with a double strand of 16 Top:
 Bottom: 1/4" above floor finish or threshold, except where is indicated. Confirm installed floor covering thickness door bottom;
 Bevel: 1/8" in when subjected to uniform load deflaction test at specified above, in accordance with ASTM E330-02, shall not exceed U175 or 3/4" of the clear span except plastated surface subjected to bending is affected, not exceed U380 of the No glass breakage, Conduct uniform load accord with ASTM E330-02, throchroward and outward leat pressures shall be times inward and outward acting design wind specified; 2 At conclusion of tests, there shall be no glass permanent diamage to falledners or anchors. 800 with Addendum 5944.

Weep hole fifter materiat. 1/2" square by 6" long; 30-40

q, oreliculated, potyvinyl chloride-costed, polyurethane
Framing anchors: Saries 300 stathless steel for all
exposed fasteners and fasteners 1/4" diameter and
amaller, heavy zlinc-plated sheet, (0,0005" tibichness
plating), colored chromate-costed for fasteners over 1/4
diameter. Femining anchors shall carry dead for diameter. Semining anchors and carry dead femiliare than 100 states and 1/4 diameter. Femining anchors and carry dead femiliare than 100 states 100 Fasteners shall be beaded drive pins or threaded stude driven by powder actuated tools. Fasteners shall resist design loads in accord For fastening to metal decking and for fastening faming members together. Type S, pan head screws, in sizes recommended by gypsum Factory

fish:Type: AWI Standards, Section 5,

Finish faces and edges of doors, including mortises

Factory finish all wood ASTM Intern wwo im international (As I m/) as Association of the Wall and Ceiling Industries -Ceilings and Interior Systems Construction Gypsum Association Steel Stud Manufacturers Association runners at each Intersection with a double strand of 16.
Do not abut numers or furning into macenty or concrete
construction; allow not less than 1° clearance between
such construction and ends of numers or furning.
Spilce main numers and furning channels by overlapping,
spilce main numers and furning channels by overlapping,
with flamages of channels interdocked, and wire-tie each an
of spilce with not less than 40° of real numers gailes and no
provide additional ceiting framing as required to frame
poentings. Coordinate support training with the work of
At control joints, provide discontinuous lap in main
runners and accessories occurring over piosis. Do not
perpendicular to furning. When spierts unit parasitel to
secretary in the provided in the provide screvs, in sizes recommended by gypsum screvs, in sizes recommended by gypsum hourd manufacturer for applications indicated. Provide slicibed, stand-off westners for sis) joint Sonat and successory supplication: Meeting ASTM C1002-07, consontaints or application: Meeting ASTM C1002-07, consontaints or application and the meeting fairning. 1\*, Type S, gypsum board to meeting familing. 1\*, Type S, JRCE QUALITY Steel Stud Manufacturers Association Underwriters Laboratories, Intertek Testing Services/Warnock Hersey, "Recommended Specification: Levels of Gyy published jointly by the Gypsum Association Painting and Decorating Contractors of Testing Published 2 At conclusion of tests, there shall be no glass ) permanent dramage to fasteners or anchors, parts or actuating 3 Windows, doors and operating hardware ) satisfactorily. Storefront and entrance framing shall have no permanent of bellection of members in a direction parallel to wall plane, when orarying their full flood, shall not occeed an amount which will reduce the glass bite below 75% of the design dimension and the member shall have a 18th minimum clearance between itself and the lost of the fixed namel ridges. ±1/16 Maximum warp, bow, cup or Squareness: Maximum 1/8" difference in diagonal Hardware locations: -0", + 1/32". PS 9.01, CoteApplete Asphalt Masdic Painting System with Extra Thick Film, minimum 30 mids thickness. Flathricate trim pleases from sheet or plate aluminum meeting requirements specified herein. Flathings and other materials used intemptly or externally shall be corrosion resistant, non-staining, non-bleeding and compatible with adjoining materials, 0.050° aluminum 38 flashing ends must have 3 point adultinum 38 milesting ends must have 3 point. spream location of face layer of grypsum board to metal framing in double layer construction: 1-5/8\*, Type S, bugle head, For gypsum board to gypsum board application: 1-1/2\*, Type G, bugle head. Design nerica (PDCA). c1ter(Sound rating: Construct designated partitions in artSound rating: Construct designated partitions in manufacturer's product data, as submitted, for Transmission Class (STC) ratings as indicated on the with ASTM a second Fire-resistance: Comply with fire-resistance designs indicated on the drawings, Use only manufacturers and types of materials as required by indicated designs. Designs with tests by other than Testing Agency listed may be submitted for Architect's acceptance, subject to prior acceptance by governing authorities. STALLATI Acclimatization: Allow doors to become acclimated to conditions a minimum of 72 hours before Preparation: Verify that framed openings are installed tolerances. Do not install doors in frames which are not and plumb thin size application: 1-1/2 , Type 6, bugie read. Screws for tile backer board application: Corrosion resistant sheet metal screws with head diameter providing 125 lb. fastener pull-through and pull-out resistance. Screw length shall provide 1/4" minimum thread engagement. member shall have a 1/8" minimum clearance between itself and the top of the fixed panel, glass, or other fixed part immediately below. Clearance Air hillitation the member and an operable window or sestEntrance be at least 1/16".

15:00/With door closed and locked, test unit in ASTM E283-04 at a static air pressure perference of 1.55 **FARRICATIMENT** perpendicular to turring. Where joints run parallel to SUSPENDED GYPSUM BOARD FURRING SYSTEM IL IAST install suspension system in accord with ASTM C754-00 and fire-rated design assemblies indicated (AV: General: Entrance doors and storefront framing Series: Entrance agons and storefront framing systems shall be of materials, design, stess and thicknesses, subject to commercial tolerances, indicated on approved shop drawings and specified herein. Methods of fabrication and assembly, unless specifically stated otherwise, shall be at manufactur. Hanger

\$1 Space hangers at 4-0" o. c., maximum, in each budding. Secure to 
2 Install additional hangers at ends of each suspension member and at each corner of lighting

to building structure using hanger wire, main tee or carrying channel braces spaced at 4'-0" o. c., maximum.

GENERAL ROARD NERAL BOARD

"Except where more stringent requirements are specified, Install gypsum board in accord with ASTM C840-08, GA-216 Use gypsum board of maximum lengths to minimize end joint Abut gypsum boards without forcing. Fit ends and edges of board. Do not bace but ends against lapered edgas. Abut gypsum boards without forcing. Fit ends and edges of board. Do not place but ends against bapered edges. Support ends and edges of gypsum board panels on framing or furring members, except for face layer of double layer work, thatall gypsum board accessories in accord with pypsum board accessories in accord with pypsum board accessories in accord with gypsum board of control phints: Install in wells and ceilings in accord with a period to control phints in the stall of the second with appeared by Architect for desired and in specific locations approved by Architect for desired and gypsum board control phints are secondly with code requirements and gypsum board 2 Corner bead: Install at external 3 Metal tim shapes. It exposed edge of gypsum board window openings, at intersections with other materials and of walls with n 4 Install comer beads and metal trim shapes to framing mechanical sellant at sound-rated install accustical sealant at sound-rated item (and install accustical sealant at sound sellar Processing permentations, medicine cabinets, heating ducts returns to form permanent artight sead. (Sealant shall not fire atopping

G install sound attenuation blankets at locations indicated on drawings. Compty with manufacturer's product date for installation. Attent fraspes of blanket to web of stud and not to it install water-resistant, costed glass mant backet board as a base for flabrigates reinforced plastic wall panels and ceramic tile in fraspession of the product of the setopping n milificati Fire wats, fire barriers, fire partitions, smoke barriers partitions or any other wall required to have protected effectively and permanently Identified with signs or acceptable to the Authority having Such Identification shall be above any decorative ceiling and Succeptative to the industrial playing

Such identification shall be above any decorative ceiling and
succeptative and any decorative ceiling and
succeptative and any decorative ceiling and
succeptative and any decorative and any decorative ceiling and
Misch grown brand to resilient channels with screws of length to ni
Albowhate lociarones in framed grysum board
clinst Position: ±1/4" maximum variation from

I Aligname 1.78" in 12-0"; 1/16" in 1-0", maximum variation
in true surface plane.

Surface plane: 1/8" in 12-0"; 1/16" in 1-0", maximum variation
in true surface plane.

Surface smoothness: No joint or fastener location, roughness
or blemish discernible after application of finish when viewed
at any angle from a distance of 5-0" under occupancy lighting
conditions, with surface preparation as specified in Perinting

O Allowable tolerances in suspended grysum board furring
typic decident. Suspension system components, hargers
devices supporting lighting flutures, ceiling grilles and
shal have maximum deletool or 1/1/380 of span when
with ASTM cord with ASTM cord Bow, camber and twist: Not exceeding tolerances es /ariation from level in finished ceiling: ±1/8" rilation in plane of adjacent gypsum board panels prior to joint AYER: 1/16\*. 4 Variation in plane of agreent pypsum operar persens prior to joins.
SINGLE LAYER: 1/16\*.

APPCellings: Apply gypsum board with long dimension at right.

a Farminate edges of gypsum board running parallel to framing on

8 Walking members.

51 Apply gypsum board vertically or horizontally at Contractor's
option, except as required by gypsum board manufacturer's
product data for system designs, including fire-rated and

2 Stagger and joints in opposite sides of
1 Tarminate arties of oversum board number ografilet to Steagger end joins in opposite sides of
 Terminale edges of gypsum board running parallel to
 framing or furring ;
 Fastening: Altach gypsum board using fasteners specified at
 manufacturer's product DOUBLE LAYER Basa (ON:

1 Cellings: Apply base layer with long dimension at right

1 Cellings: Apply base layer with long dimension at right

1 Cerminate adges of gypsum board running parallel to
memberon framing

2 Walls: Apply base layer vertically. Terminate adges of
running parallel to framing, furting on framing or

Stagger vertical joints on opposite sides of
Fastering: Attach pypsum board using fasterers

Face product data. Fastering the base layer with minimum

parallel base and face layer

Fastering: Attach pypsum board using fasterers

required by manufacturers

Fastering: Attach gypsum board using fasterers

required by manufacturers

OINT

Product data. 2 Fasteningr. Atlach gypsum board using fasteners
- required by manufacture's

JOINT product data.

Atta-Finish Levels shall be in accord with the "Recommanded
Spacification: Levels of Gypsum Board Finish" as published jointly
by the Gypsum Association, AWCI, CISCA and PDCA.

B Finish Level 1; Joint treatment for non-public, non-service areas to
receive no further finish, including storage areas. Apply joint
compound to joints and angles in gypsum board and embed joint
tape, Surfaces shall be free of excess joint compound; tool marks

C Finish Level 2; Joint treatment for areas indicated to receive no
further finish, including unfinished service areas, mechanical and
electrical rooms, janitors closets: Apply joint compound to joints,
angles, fastener heads and accessories. Embed joint tape. Apply
one additional cost of compound over tape. Apply one cost of
compound to fastener depressions, Surfaces shall be free of
C Finish Level 3; Joint treatment for areas indicated to receive tile
and fiberglass reinforced plastic (FRP) wall panel finishes:

1 Water-resistant, coated glass mal
ascifications of the production of the productio Finish Level 4; Joint treatment for areas indicated to receive flat and satin and eggshell paint finishes; satin and eggshell paint finishes; Apply John compound to Johns, angles, fastener heads and Embed joint tape. Apply three additional coats of featheredging and sanding Apply minimum of three coats of compound to fastener Apply minimum of three costs of compound to fastener sanding each cost and bringing to level plane with gypsu
 All joint compound shall be free of tool marks
 Fastener popt. Drive new fastener approximately 1-1/2° from popped fastener and repair to match gypsum board finish.
 Fill cracks with joint compound and sand smooth
 Dusts surfaces and leave reach for decoration. Joint and
 fastener treatment shall be indistinguishable in finished



HE SOUIERS STUDIO 

319.631.8075

CONSULTANTS: STRUCTURAL ENGINEER

CIVIL ENGINEER

MEP ENGINEER

PRINTED DATE REMARKS 01/18/19 MINOR MOD. APPLICATION 05/24/19 MINOR MOD. APPLICATION #2 08.13.19 PERMIT ISSUE 09.16.9 MINOR MOD. REVISION #1 Revision Schedule Description Date



KEY PLAN

OFFI LEGACY PARTNERS RENNOVATION

R103 APPROVED BY:

ADHERED STONE VENEER

PART 1 -(1.1 JERAL SAMISection , IncludSte i Stone masonry adhered to cold-formed metal framing 1,3 FIELD and sheathin

- 1.3 FIELD

  CAMProtection of Stone Masonry: During construction, cover projections, and stalls with waterproof sheeting at end of each day's work. B Code-Weather Requirements: Do not use forzen materials or or coated with ree or frest. Do not build on frozen substrates, cold-weather construction requirements contained in ACI
- colo-weather construction requirements contained in ACI solo.1/ASCE 6/TMS
  2. 1 Cold-Weather Cleaning: Use liquid cleaning methods temperature is 40 deg F and above and will remain so has masonry
  C Hot-Weather Requirements: Comply with hot-weather

requirements ACI 530.1/ASCE 6/TMS

PART 2.

2.1 MORTAR

MATMasonry Cement Mis: Packaged blend of
B Colored Masonry Coment Mis: Packaged blend of
motar pignents. Mis shall produce color addicated or, if not
selected from manufacturer's standard colors. Figments shall
elected from manufacturer's standard colors. Figments shall
colored from the selected of the selected from the selected of the selected from the selected from the selected of the selected from t

Octobed Agglegates: National-accorded son on ground or or count or country out of some sound stone; of color necessary to produce colorised mortar.

D. Lato-Additive. Manufacturer's standard water responsibility of period at all of saging water, of type recommended by late-eadditive manufacturer for use portional country of the saging and standard.

E. Water.

2. EMBEDDED FLASHINIG.
MATIMideal Flashing: Provide metal flashing, where flashing is exposed and where indicated, complying with SIMACNA's Metal Manual and as (full wySitanless Steel: ASTM A 240/M 240/M Type 304, B Flaxhing: Use the following unless of thry May Rubber Flashing: Composite self-adhesive, consisting of a pitable, butly rubber compound, high-density polyethylene film, autminum to 1, or polydefin to produce an overall thickness of not less than 0,040

polysidint to produce an overall thickness of not less that 2.3 MISCELLANEOUS MASONRY AACIEspandad Metal Lath: 3.4 libies, yd., self-huring, complying with ASTM C 487, Febricate from structural-(galvanized) steel sheet complying with ASTM A 653/A 653M, 2.4 MASONRY.

A MASONRY
 ChEFProprietary Acidic Cleaner: Manufacturer's atandard-designed for removing mortar and grout stains, new construction stains from stone masonny surfaces without damaging masonry surfaces; expressly approved for intended manufacturer and stone

manufacturer and stone
2.5 producers.
FAB/Select stone to produce pieces of thickness, size, and shape indicated
B. Gage backs of stones for adhered veneer if more than 81
C. Thickness of Stone: Provide thickness as selected
D. Firish supposed stone sices and edges to comply with
for finish and to match approved samples.

for finish and to match approved samples.

26 MORTAR

26 MORTAR

MAEGeneral: Do not use admixtures unless of through the samples.

21 Use masonry coment mortar unless otherwise

31 Mixing Pointing Mortar: Thoroughly mix cementitious materials together before adding water. Then mix again, enough water to produce a damp, unworkable mix that form when present into a ball, Maintain mortar in this condition for one to two hours. Add armathing water in produce of the sample of th

B Mortar for Sione Missenry: Comply with ASTM C Specificationdon on 1 Mortar for Setting Stone:
 2 Mortar for Setting Stone:
 2 Mortar for Pointing Stone:
 3 Mortar for Pointing Stone:
 4 Mortar for Pointing Stone:
 4 Letter-Modified Portland Coment Setting Mortar: portland cerement, aggregate, and latex additive to latex-additive manufacturers written instructions.
 5 latex-additive manufacturers written instructions and setting the setting the stone of the setting setting the setting the setting setting the setting setting setting the setting setti

Immanifacturer's written in act of water, according to manifacturer's written and interest and a consistent workship.

E Motors boards losse they send, and enough water to consistent workship.

F Pigmented Motart. Use colored cement pritup[igments shall not exceed 10 percent of portland 2 Pigments shall not exceed 5 percent of masonry.

PART 3 - cement by weight.

3. I SETTING STONE

MASP Porton necessary field culting and trimming as sterile Use power saws to cut stone that is fabricated with saw.

2 strincated with spit is stone that is fabricated with saw.

2 strincated with spit is selected by the string that is short shall be some string that is short shall be some string that is short shall be some stone that is short stone before it is placed in wall to remove stone that with requirements relating to assertion of stone stone that with requirements relating to assertion of stone stone of the string string that is otherwise unsulable for intended use, and continued the string string that is otherwise unsulable for intended use, wenty blended appearance, we entire to string the string string that string string the string strings. Indeed, and string s

3.2 CONSTRUCTION
TALEVariation from Ptumb: For vertical lines and surfaces, do not
in 10 feet, 3/8 inch in 20 feet, or 1/2 inch in 40 feet or more.

3.2 CONSTRUCTION
TALEVariation from Plumit: For vertical lines and surfaces, do not in 10 feet, 36 inch in 20 feet, or 1/2 inch in 40 feet or more, comers, expansion joints, control joints, and other more, comers, expansion joints, control joints, and other more, the surface of the surface

Final Cleaning: After mortar is thoroughly set and cured, masonry as foll twi-flamove large mortar particles by hand with wooden nonmetallic scrape hose or ockup; leave one-helf of for comparison purposes. Obtain Architect's cleaning before cleaning stone mestonry.

Protect odjecent stone and normasonry surfaces from cleaning by covaring them with liquid strippable of the control of the contro

W

THE SQUIERS STUDIO ARCHITECTURE

1st STREET SW MT VERNON, IOWA 52314

CONSULTANTS:

STRUCTURAL ENGINEER

CIVIL ENGINEER

MEP ENGINEER

PRINTED DATE 01/18/19 MINOR MOD. APPLICATION 05/24/19 MINOR MOD. APPLICATION #2 GB.13.19 PERMIT ISSUE 09.16.9 MINOR MOD, REVISION #1

Revision Schedule

Rev# Description Date



KEY PLAN

OFFICE LEGACY PARTNERS RENNOVATION

214 5TH STREET WEST DES MOINE

R104 AUTHOR Control of Little Author Control of Lit PPROVED BY:

FOR CONSTRUCTION

SPEC

Prepared by: J.B. Munford, City of West Des Moines Development Services, P.O. Box 65320, West Des Moines, IA 50265-0320, (515) 222-3620 When Recorded, Return to: City Clerk, City of West Des Moines, P.O. Box 65320, West Des Moines, IA 50265-0320 Address Tax Statement to: Not applicable

#### HOLD HARMLESS AGREEMENT

This Agreement is made and entered into this 2/th day of 2019, by and between Legacy Capital Partners, Inc., an Iowa corporation ("Tenant"), ComPort LIC, an Iowa limited liability company ("Owner"), and the City of West Des Moines, Iowa, an Iowa municipal corporation ("City").

#### WITNESSETH:

WHEREAS, the Owner, owns a building leased by Tenant located in West Des Moines, Iowa, on property legally described as:

THE NORTH HALF OF LOT 6, BLOCK 10, EXCEPT THE WEST 6 FEET OF SAID LOT, VALLEY JUNCTION, AN OFFICIAL PLAT, ALL IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA

WHEREAS, the Tenant and Owner have requested approval to install four (4) canopies ("Improvements") on a building located on the above legally-described property, locally known as 214 5th Street, West Des Moines, Iowa; and

WHEREAS, a portion of the Improvements will encroach upon the right of way of 5th Street and a City owned park (the "Park") located on property legally described as:

THE SOUTH HALF OF LOT 6, BLOCK 10, VALLEY JUNCTION, AN OFFICIAL PLAT, ALL IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA

which are owned and controlled by the City; and

WHEREAS, the West Des Moines City Code prohibits private property improvements within the area comprising the right-of-way or City owned property without approval of the City; and

WHEREAS, in exchange for approval by the City to allow installation of the Improvements, the Owner and Tenant have agreed to enter into this Agreement.

NOW, THEREFORE, in consideration of the premises, the mutual covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which is expressly acknowledged by the City the Owner, and the Tenant, hereby agree as follows:

1. Indemnification and Hold Harmless. Owner and Tenant each agree to indemnify, hold harmless,

and defend the City, its officials, employees, agents, contractors, and assigns, from any and all claims, demands, causes of action, liability, loss, damage, or injury, both to person and property, arising out of, related to, or connected with any activity or placement of the Improvements above and within the City's property by the Owner or Tenant. This indemnification applies to and includes, but is not limited to, the payment of all penalties, fines, judgments, awards, decrees, attorney's fees, expert witness fees, investigation fees, settlements, related costs or expenses, interest, and any reimbursements incurred by or assessed to the City, its officials, employees, agents, contractors and assigns. The Owner and Tenant shall provide the City with prompt notice of any such claim, demand, or action so that the City may, at its sole option, defend or settle such claim, demand, or action. The Owner and Tenant shall be jointly and severally liable for the costs of indemnification and defense.

Owner and Tenant understand and agree that neither shall have a right of coverage under any existing or future insurance policies owned by the City. The Owner and Tenant shall obtain and maintain insurance coverage, naming the City as an additional insured, in a commercially reasonable amount sufficient to protect the City. The Owner and Tenant also acknowledge that the City has no responsibility for any damage caused to the Owner or Tenant's property by any source. The Owner and Tenant agree the encroachment above and within the City's property is at the Owner and Tenant's own volition and assume all known or unknown risks associated with the encroachment.

This Indemnification and Hold Harmless provision is effective upon execution and shall be of indefinite duration and shall survive the termination of this Agreement.

- 2. Placement and Removal of Improvements. Owner and Tenant shall have the right to place the Improvements in the areas identified as the 5th Street right of way or the Park on the property legally-described above, subject to all rules and regulations of the City of West Des Moines. If, as solely determined by City, removal of the Improvements becomes necessary, Owner and Tenant agree to remove the Improvements and any appurtenant structures at Owner and Tenant's expense and without compensation from the City. Owner and Tenant shall remove the aforementioned within sixty (60) days of written notice from the City.
- 3. Maintenance. The Owner and Tenant acknowledge and agree that each shall be responsible and liable at all times for the maintenance, repair, removal, replacement or relocation of the Improvements and that the Owner and Tenant expressly acknowledge and agree that the City shall not have any responsibility or liability for the repair, removal, replacement or relocation of the Improvements or any appurtenant structures or devices.
- 4. Running of Benefits and Burdens. The terms and conditions of this Agreement are binding upon the Owner and Tenant including, but not limited to, future owners, future tenants, developers, successors-in-interest, assigns, heirs, lessees, and occupants. All provisions of this instrument, including benefits and burdens, run with the land and are binding upon and inure to the assigns, successors-in-interest, heirs, and personal representatives of the parties hereto.
- 5. Representations and Warranties. The Owner and Tenant covenant with the City that each has good, right, and lawful authority to make and execute this Agreement. The Owner and Tenant warrant that each will defend this Agreement against the lawful claims of all persons.
- 6. <u>Jurisdiction and Venue</u>. The Owner and Tenant agree that the district court in and for the State of Iowa shall have exclusive jurisdiction over the subject matter and enforcement of the terms and conditions of this Agreement. The parties consent to the district court in and for Polk County, Iowa as proper venue.
- Words and Phrases. Words and phrases herein shall be construed as in the singular or plural number, and as masculine, feminine, or neuter gender, according to the context.
- 8. Parties. The term "City" as used herein shall refer to the City of West Des Moines, Iowa, its elected

officials, agents, employees, officers, and contractors. The term "Tenant" shall refer to Legacy Capital Partners, Inc., successors-in-interest, assigns, heirs, lessees, and occupants if any. The term "Owner" shall refer to ComPort LLC, successors-in-interest, assigns, heirs, lessees, and occupants if any.

- Paragraph Headings. The paragraph headings in this Agreement are included solely for convenience
  and shall not affect or be used in connection with the interpretation of this Agreement.
- 10. Integration/Construction. This Agreement shall constitute the entire agreement between the parties regarding the subject matter hereof, and no amendments or additions to this Agreement shall be binding unless in writing and executed by the Owner, Tenant, and the City. This Agreement has been fully negotiated at arms-length between the signatories hereto, and after advice by counsel and other representatives chosen by such signatories, such signatories are fully informed with respect thereto; no such signatory shall be deemed the scrivener of this Agreement; and, based on the foregoing, the provisions of this Agreement and the Exhibits hereto shall be construed as a whole according to their common meaning and not strictly for or against any party.
- Recording. This Agreement shall be recorded in the Office of the Polk County Recorder. Cost of recording shall be the responsibility of the Owner and Tenant.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date first written above.

	LEGACY CAPITAL PARTNERS, INC.
/	Danial D. Porter President  MICHELLE L. KOOIKER COMMISSION NO. 734980 MY COMMISSION EXPIRES
	STATE OF IOWA )  COUNTY OF POLK )  SS:
	This record was acknowledged before me on this 24th day of, 2019, by Danial Porter as President of Legacy Capital Partners, Inc., on behalf of whom the record was executed.
	COMPORT LLC Notary Public in and for the State of Iowa
	Daniel D. Porter Member - Manager  MICHELLE L. KOOIKER COMMISSION NO. 734980 MY COMMISSION EXPIRES
	STATE OF IOWA ) SS:
	This record was acknowledged before me on this African day of day of day of 2019, by Daniel D. Porter as Member - Manager of ComPort LLC, on behalf of whom the record was executed.  Notary Public in and for the State of Iowa

CITY OF WEST DES MOINES, IOWA	
Steven K. Gaer, Mayor	
Attest:	
Ryan T. Jacobson City Clerk	
STATE OF IOWA ) ss: COUNTY OF POLK )	
appeared Steven K. Gaer and Ryan T. Jacobso the Mayor and City Clerk, respectively of the existing under the laws of the State of Iowa Municipal Corporation, and that said record authority and resolution of its City Council	, 2019, before me a Notary Public in and for said County, personally on, to me personally known, who being duly sworn, did say that they are City of West Des Moines, Iowa, a Municipal Corporation, created and and that the seal affixed to the foregoing record is the seal of said was signed and sealed on behalf of said Municipal Corporation by il as contained in the Resolution adopted under Roll Call No. 19-acknowledged said record to be the free act and deed of said Municipal
	Notary Public in and for the State of Iowa

Prepared by: J.B. Munford. City of West Des Moines. Development Services. P.O. Box 65320. West Des Moines. IA 50265-0320. (515) 222-3620. When Recorded. Return to: City Clerk, City of West Des Moines, P.O. Box 65320. West Des Moines. IA 50265-0320. Address Tax Statement to: Not applicable.

#### TEMPORARY SETBACK NO BUILD EASEMENT AGREEMENT

#### KNOW TO ALL MEN BY THESE PRESENTS:

#### 1. Grant of Easement.

The City of West Des Moines, Iowa, a municipal corporation ("Grantor"), owner of the South Half Of Lot 6, Block 10, Valley Junction, an official plat in and forming a part of the City of West Des Moines, Polk County, Iowa, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby sell, grant, and convey to ComPort LLC, an Iowa limited liability company ("Grantee"), a temporary setback easement ("Easement") upon, over, under, through, and across the real property legally described as:

# THE NORTH FIFTEEN FEET OF THE SOUTH HALF OF LOT 6, BLOCK 10, VALLEY JUNCTION, AN OFFICIAL PLAT, ALL IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA

#### 2. Use and Purpose of Easement.

This Easement shall be granted for the limited purpose of maintaining separation between buildings, more specifically any structures existing or to be constructed on the South Half of Lot 6, Block 10, Valley Junction. It has been determined that said separation does effectively provide the minimum distance between structures to allow non-fire rated construction outlined in the 2015 International Building Code, as adopted by the City of West Des Moines It has been further determined that said property also provides desirable open space which benefits the surrounding neighborhood area from an aesthetic and land use transition viewpoint. Said Easement shall be subject to the following terms and conditions:

- a) The Grantee shall have no right to use the Easement area for any other purpose other than the maintenance of separation between buildings.
- b) This Easement may be terminated by Grantor for any reason by written notice to Grantee at least one hundred eighty (180) days prior to termination of the Easement.
- c) The Grantor shall be responsible for the routine maintenance of the Easement area.

#### 3. Hold Harmless.

The Grantee agrees to indemnify, defend, and hold harmless the City, its elected officials, employees, officers, agents, representatives, contractors, and attorneys from and against any and all claims or demands for liability, loss, damage, costs, expenses, or attorney's fees of any kind for actions or omissions of the Grantee arising out of or in connection with any undertaking arising out of or otherwise related to this Easement.

#### 4. Running of Benefits and Burdens.

The terms and conditions of this Easement are binding upon the parties including, but not limited to, future owners, assigns, developers, lessees and occupants. All provisions of this instrument, including benefits and burdens, run with the land and are binding upon and inure to the heirs, assigns, successors, lessees, and personal representatives of the parties hereto.

#### Jurisdiction and Venue.

The parties agree that the District Court in and for the State of Iowa shall have exclusive jurisdiction over the subject matter and enforcement of the terms and conditions of this Easement and said parties shall consent to the jurisdiction of Polk County, Iowa.

#### Words and Phrases.

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

#### 7. Parties.

The term "Grantor" as used herein shall refer to the City of West Des Moines, Iowa, its elected officials, agents, employees, officers, and contractors. The term "Grantee" shall refer to ComPort LLC, an Iowa limited liability company ("Owner"), their heirs, assigns, successors-in-interest, or lessees, if any.

#### 8. Integration.

This Agreement shall constitute the entire agreement between the parties and no amendments or additions to this Agreement shall be binding unless in writing and signed by both parties.

#### 9. Paragraph Headings.

The paragraph headings in this Agreement are included solely for convenience and shall not affect or be used in connection with, the interpretation of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date first written above.

COMPORTILC

Danial D. Porter Member - Manager

STATE OF IOWA

COUNTY OF POIK

) SS:

MICHELLE L. KOOIKE COMMISSION NO. 73498 MY COMMISSION EXPIRES

This record was acknowledged before me on a Manager of ComPort LLC, on behalf of whom	this 24th day of 4 2019, by Danial Porter, Member-
	Notary Public in and for the State of Iowa
CITY OF WEST DES MOINES, IOWA	
Steven K. Gaer, Mayor	
Attest:	
Down T. Jacobson	
Ryan T. Jacobson City Clerk	