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

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

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

ARTICLE XI
Mortgagee Protections

1. ***Right to Mortgage.*** Each unit Owner shall have the right, subject to these provisions, to grant separate mortgages for his or her unit together with the respective ownership interest in the Common Elements. No unit Owner shall have the right or authority to make or create or cause to be made or created from the date hereof any mortgage or other lien on or affecting the project or any part thereof, except only to the extent of his or her own unit and the respective ownership interest in the Common Elements appurtenant thereto.

2. ***Lien Subordination.*** The lien for common expenses payable by a unit Owner shall be subordinate to the lien of a prior recorded first mortgage on the interest of such unit Owner. This paragraph shall not be amended, changed, modified, or rescinded without the prior written consent of all mortgagees of record holding a lien against all or a part of the project.

3. ***Mortgagee's Rights.*** Upon written request, any mortgagee, or insurer or guarantor of any first mortgage will be entitled to:

(a) Inspect the books and records of the Association during normal business hours.

(b) Receive a financial statement of the Association within ninety (90) days following the end of any fiscal year of the Project.

(c) Receive written notice of all meetings of the Association and designate a representative to attend all such meetings.

4. ***Insurance Proceeds Upon Damage.*** In the event of substantial damage to or destruction of any unit or any part of the Common Elements, the mortgagee of a unit will be entitled to timely written notice of such damage or destruction, and no provision of this Declaration or any other document establishing the Project will entitle the unit Owner or other party to priority over such mortgagee with respect to the distribution of any insurance proceeds.

Any proceeds from settlement shall be payable to the Owners Association, for the benefit of the unit Owners and their mortgage holders as more specifically set forth in Article X.

5. ***Condemnation.*** If any unit or portion thereof or the Common Elements or any portion thereof is made the subject matter of any condemnation or eminent domain proceeding or is otherwise thought to be acquired by a condemning authority, the mortgagee of a unit will be entitled to timely written notice of any such proceeding or proposed acquisition, and no provisions of this Declaration or any other document establishing the Project shall entitle the unit Owner or other party to priority over such mortgagee with respect to the distribution of the proceeds of any award or settlement. Any proceeds from settlement shall be payable to the Owners Association, for the benefit of the unit Owners and their mortgage holders.

6. ***No Right of First Refusal.*** The right of a unit Owner to sell, transfer, or otherwise convey the Owner's unit will not be subject to any right of first refusal or any similar restriction in favor of the Association.

7. ***Rights of Mortgagees Under Foreclosure.*** Each mortgagee who takes possession of a unit by virtue of foreclosure of the mortgage, or by deed or assignment in lieu of foreclosure, or any purchaser at a foreclosure sale, will take the unit free of any claims for unpaid assessments and charges against the unit which accrue prior to the time such holder takes possession of the unit, except for claims for a pro rata reallocation of such assessments or charges to all units including the mortgaged unit.

8. ***Notice to Mortgagee.*** The holder of a first mortgage shall be entitled to prompt written notice from the Association of any default in the performance of any obligation under this Declaration, the Articles of Incorporation, the Bylaws, or the Rules and Regulations of the Association, which default is not cured by the unit Owner within thirty (30) days; notice of lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association, and any proposed action that require the consent of a specified percentage of eligible mortgage holders.

ARTICLE XII
Condemnation

1. ***Condemnation; General.*** If all or part of the Project is taken or threatened to be taken by condemnation, the Board shall act on behalf of the Association, to represent the unit Owners in any proceedings, negotiations, settlements, or agreement. Each unit Owner hereby appoints the Association as attorney-in-fact for this purpose. The expense of participation in such proceedings by the Board shall be a common expense. The board may obtain and pay for such assistance from attorneys, appraisers, architects, engineers, expert witnesses, and other persons as the Board deems necessary or advisable to aid or advise it in matters relating to such proceedings. All damages or awards for any such taking shall be deposited with the Board, acting as trustee, and such damages or awards shall be applied or paid as provided herein.

2. ***Condemnation of Common Elements.*** If any action is brought to condemn a portion of the Common Elements, the Board shall have the sole authority to determine whether to defend or resist such action, to make any settlement with respect thereto, or to convey such property to the condemning authority in lieu of condemnation. After the damages or awards for such taking are determined, such damages or awards shall be aid to each unit Owner in

proposition to his or her ownership interest. The Board may call a meeting of the Association, at which meeting the member by a majority vote may decide whether to replace or restore insofar as possible the Common Elements so taken or damaged.

3. ***Payment of Awards and Damages.*** Any damages or awards paid to or for the account of any unit Owner by the Board, acting as trustee, shall be paid to the Association, for the benefit of the unit Owners and their mortgage holders. Any awards shall be applied first to the payment of any taxes or assessments by governmental authority past due and unpaid with respect to that unit; secondly, to amounts due under any mortgages; thirdly, to the payment of any unpaid common expenses or special assessments charged to or made against the unit; and finally to the unit Owner.

ARTICLE XIII
Termination

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

(a) Destruction. In the event it is determined in the manner elsewhere provided that the building shall not be reconstructed after major damage caused by fire or other casualty, the condominium plan of ownership will be thereby terminated in compliance with the provisions of Section 499B.8 of the 2015 Code of Iowa, and as amended.

(b) Agreement. The condominium regime may be terminated at any time by the approval in writing of all of the Owners of the condominium regime and by holders of all liens affecting any of the units by filing an instrument to that effect, duly recorded, as provided in Section 499B.8 of the 2015 Code of Iowa, and as amended. It shall be the duty of every unit Owner and his respective lien holder to execute and deliver such instrument and to perform all acts as in manner and form may be necessary to effect the sale of the project when at a meeting duly convened of the Association, the Owners of 100% of the voting power and all record Owners of mortgages upon units in the regime elect to terminate and/or sell the project.

(c) Certificate. The termination of the condominium regime in either of the foregoing manners shall be evidenced by a certificate of the Association executed by all members of the Association and their respective holders of all liens affecting their interest in the condominium, certifying as to facts effecting the termination. Such certificate shall become effective upon being recorded in the office of the Johnson County Recorder in Tiffin, Iowa.

2. ***Form of Ownership After Termination.*** After termination of the condominium regime, the project will be held as follows:

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

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

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

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

ARTICLE XIV
Amendments and Miscellaneous

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

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

(b) Resolution. A resolution adopting a proposed amendment may be proposed by either the Board of Directors or by any member of the Association. Except as provided elsewhere, the resolution must be adopted by a vote of not less than seventy-five (75%) of all Owners present and entitled to vote, in person or by proxy; provided, however, no amendment effecting a substantial change in this Declaration or the Bylaws of the Association shall affect the rights of the holder of any such mortgage recorded prior to the recording of such amendment who does not join in the execution thereof and who does not approve said amendment in writing.

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

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

2. ***Amendment of Ownership Interest.*** Except as authorized in Article I, Section 2, no amendment shall change the percentage of ownership in the common elements appurtenant to a unit, nor increase the Owner's share of the common expenses or change the voting rights unless the record Owner of the unit concerned and all record Owners of mortgages thereon shall affirmatively join in the adoption of such amendment.

3. ***Engineer's Certificate, Site Plan, Building Plans and Specifications.*** Amendments to Exhibits A, B, D, C and G for the purpose of showing and incorporating the building and units of the Regime whose construction is completed subsequent to the filing of this Declaration may unilaterally be made, executed and filed by the Declarant, its successor in interest or assigns.

IN WITNESS WHEREOF, Declarant has executed this Declaration the day and year first above written.

S.G.A., Inc.

By: _____
Travis Shield, President and Secretary

STATE OF IOWA, COUNTY OF JOHNSON) ss:

Signed before me on this 20th day of July, 2017, by Travis Shield, as President and Secretary of S.G.A., Inc.

_____
Notary Public in and for the State of Iowa

JACQUELINE MAHER
Notary Public
Commission No. 774782
My Commission Expires September 11, 2018

EXHIBIT "A"

DESCRIPTION OF LAND, UNITS AND OWNERSHIP INTERESTS IN COMMON ELEMENTS

1. ***Description of Land.*** The real estate submitted to the Horizontal Property Regime is described as follows:

Lot 10, Churchill Meadows, Iowa City, Johnson County, Iowa, according to the plat thereof recorded in Book 59, Page 244, Plat Records of Johnson County, Iowa; also Auditor's Parcel 2016084, being a portion of the Vacated Herbert Hoover Highway in the NW ¼ of the NE ¼ of Section 7, Township 79 North, Range 5 West of the 5th P.M., Iowa City, Johnson County, Iowa, according to the plat thereof recorded in Book 60, Page 301, Plat Records of Johnson County, Iowa.

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

Unit	*Percentage Ownership in Common Votes in Elements and Pro Rata Share of Expenses*	*Votes in Association*
4102 Unbridled Ave.	1/4th	1
4104 Unbridled Ave.	1/4th	1
4106 Unbridled Ave.	1/4th	1
4108 Unbridled Ave.	1/4th	1
Total: 4	100%	4

See Exhibit "B", Site Plan, for information on the location and placement of the building. See Exhibit "C", General Building Specifications, for information on the type and size of materials used constructing the building. See Exhibit "D", Building Plans, for information on the rooms in each unit, approximate area, the immediate common area to which each unit has access and other information identifying the unit.

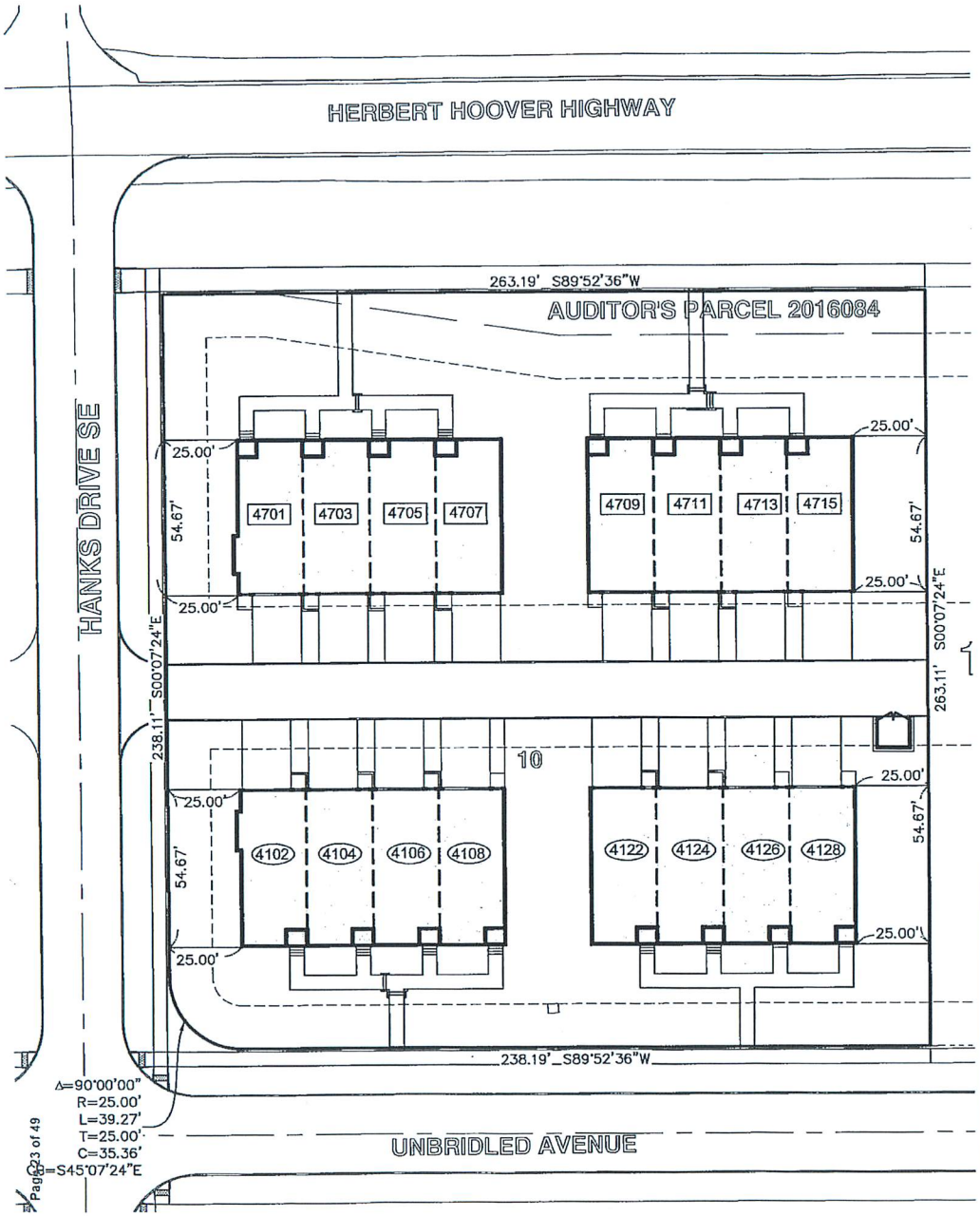


EXHIBIT "B" - SITE PLAN
CHURCHILL SQUARE CONDOMINIUMS
IOWA CITY, IOWA

NORTH

LEGAL DESCRIPTION
CHURCHILL SQUARE CONDOMINIUMS, IOWA CITY, IOWA, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 60, PAGE 108, PLAT RECORDS OF JOHNSON COUNTY, IOWA

NOTES:

1. ALL MEASUREMENTS FROM PROPERTY LINES TO BUILDINGS ARE PERPENDICULAR AND/OR RADIAL TO SAID PROPERTY LINES.
2. THIS DRAWING DEPICTS IMPROVEMENTS COMPLETED AS OF 07/11/17.
3. REFERENCE BUILDING PLANS, EXHIBIT "D" FOR BUILDING DIMENSIONS.
4. THIS IS A CONDO SURVEY AND NOT A BOUNDARY OR PROPERTY SURVEY AND SHOULD NOT BE RELIED UPON AS SUCH. THE PROPERTY BOUNDARIES ARE RECORD DIMENSIONS AND APPROXIMATE ONLY.

[XXX] HERBERT HOOVER HIGHWAY SE STREET ADDRESS

(XXX) UNBRIDLED AVENUE STREET ADDRESS

LICENSED PROFESSIONAL ENGINEER
KELLY J. BECKLER 14624
IOWA

SEAL

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

7/18/2017

KELLY J. BECKLER, P.E. Iowa Lic. No. 14624

My license renewal date is December 31, 2018.

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

MMS
CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Book: 5680 Page: 513 Seq: 23

Date	Revision

EXHIBIT "B" SITE PLAN

CHURCHILL SQUARE CONDOMINIUMS
IOWA CITY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 07/11/17	
Designed by:	Field Book No:
Drawn by: RAB	Scale: 1"=40'
Checked by: KJB	Sheet No: 1
Project No: IC 5085-008	of: 1

EXHIBIT "C"

CHURCHILL SQUARE CONDOMINIUMS
BUILDING SPECIFICATIONS
IOWA CITY, IOWA
FOUR 4-PLEX CONDOMINIUM BUILDINGS

GENERAL:
The Declarant has the right to substitute products of equal or greater value when the specified product cannot be received in a timely fashion or an unforeseen problem arises during the construction process.

PROJECT:
The project consists of four 4-plex buildings.

FOOTINGS AND FOUNDATION:
Footings and foundation shall be constructed per plan with 8" x 42" frost footings with three #4 rods horizontal.

CONCRETE FLAT WORK:
Main floor - 4" concrete on 4" compacted fill on .004 polyethylene vapor barrier.
Garage floor - 4" concrete with rerod.
Driveways - Parking areas 5".
Patios and Stoops - 4" concrete with #4 bars on 2' on center.
Service Walks - 4" concrete.

FRAMING LUMBERS:
Framing will be spruce or white wood for 2x4's and 2x6's with #2 or better fir for larger members. All exterior walls to be 2x6 construction. 2x4 construction on interior walls. Roof framing to be engineered roof trusses 24" on center with ½" CDX board sheathing 15'# felt and steel roof. Roofs shall be vented with gable vents and roof vents.

Exterior walls sheathed with 7/16" OSB board and wrapped with Tyvek air infiltration barrier. Siding to be vinyl double 4" horizontal, with vinyl corners, windows and doors trim.

EXTERIOR WINDOWS:
Hayfield vinyl double hung windows with Low E Argon Glass.

EXTERIOR DOORS:
Metal insulated doors with window.

GARAGES AND GARAGE DOORS:
14 - 9 x 7 overhead doors Model 194 with white glass.
The above to be overhead Classic door equipped as follows:

- Opener – Odyssey – Chain.

- W/L Transmitter
- Code Dodger Keyless Entry

INSULATION:
Side walls: R-19 friction fit batts
Ceiling: R-40 Insul Safe 3 blown-in insulation
Party walls: 2 – 2x4 walls with 5/8" gypsum board on each wall.

DRYWALL:
5/8" on ceilings, party walls, and ½" on all other walls. All orange peel spray on ceilings and orange peel on walls. Garage sheet rocked with 5/8" fire code and tape coated.

INTERIOR DOORS AND TRIM:
Flush and bi-fold type prefinished "Chesapeake Oak". Casing and base to be ranch style molding.

FINISHED FLOORING:
Bedrooms: Carpet
Living room: 12" Quarry Tile.
Bath room: 12" Quarry Tile.
Kitchen: 12" Quarry Tile.
Closets: 12" Quarry Tile.
Entry: 12" Quarry Tile.

CLOSETS:
Wove shelves in both bedrooms and washer and dryer area.

CABINETS AND VANITIES:
Kitchen and bath per layout, standard countertops will be post formed laminated with rolled front edge. Kitchen compact raised panel.

BATH ACCESSORIES:
N/A

PAINTING AND STAINING:
Two coats latex applied to walls and ceiling (white). Nail holes to be filled with putty.

HEATING:
Provide Johnson Control-1source
Provide Johnson Control – TCJD18-13seer A/C.
Provide supply duct work as per plan on first floor supply to be located in attic with insulated flex duct to registers
Provide flue for water heater and furnace
Provide combustion air
Provide laundry vents

PLUMBING:
All waste lines under concrete floors to be of cast iron soil pipe. All waste and vents above concrete floors to be of sch 40 pvc plastic. Water lines to be of Pex with each unit on a separate meter. All meters to be located in one location. The following fixtures are included in each unit and fixtures will either be Delta, Gerber or Equivalent:

1 – Mansfield #130 Toilet
1 – Church S40 Seat
I - Delta 5522 TP lav faucet
1 - Delta 1348 tub/shower faucet
1 Gerber 41-818 waste & overflow
2 Frost-proof sillcock per unit
1 Elkay CR3321 stainless steel sink
1 - Delta 2400 TP faucet
1 - Basket strainer
1 – Garbage disposal
1 - Dishwasher hook-up
1 - Guy grey laundry box
1 - 40 gal water heater
1 - Floor drain per laundry room and utility room

ELECTRICAL:
Each unit will include:
20 outlets
14 switches
7 lights
3 phone outlets
3 TV outlets (rough in only)
3 smoke detectors
1 bath fan/light (Broan 6780)
1 laundry room exhaust fan
1 furnace
1 air conditioner
1 microwave

The following light fixtures are provided in the project (per unit):
2 bedroom lights
1 hallway light
1 bathroom light
1 patio light (jar type)
1 recessed

APPLIANCES:
Appliances will be provided by Ring Appliances and will be Stainless Steel.
Refrigerator.

Range-RCA.
Dishwasher – G.E.
Microwave with recirculating hood system – Hotpoint
Washer - General Electric – side by side.
Dryer - General Electric - side by side.

GUTTERS:
Seamless aluminum gutters and spouts.

LANDSCAPING, SEED/SOD:
All areas will be seeded or sodded with landscaping per city code.

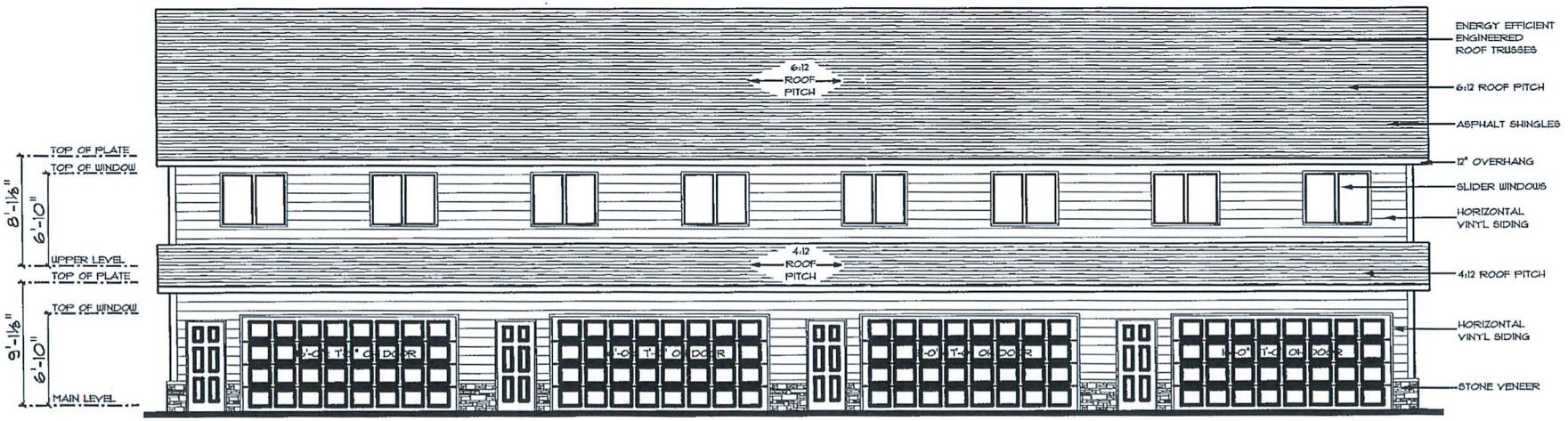
CLEAN-UP:
Builder is responsible for removal of all debris created in connection with construction. Builder to clean units until suitable for occupancy.

- All permits and fees included in bid.
- All utility connections included in bid.
- The building shall provide comprehensive liability insurance and workman's compensation in full until completion of each building. In addition, each building is scheduled individually for fire, windstorm, theft, etc.

Builder agrees to complete the condominium as a finished product, in good workmanship-like manner and to provide a one (1) year warranty on all workmanship and materials. The above warranty shall not in any way limit, restrict, or take the place of any already existing warranties that are normally in place or implied on said property. All manufacturer's warranties covering any products incorporated in the residence shall be assigned to BUYER.



FRONT ELEVATION



REAR ELEVATION

EXHIBIT "D"
CHURCHILL SQAURE CONDOMINIUMS

REVISIONS

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RESIDENTIAL LIGHT COMMERCIAL DRAFTING
LAKE TELL - IDAHO - 83855
541-659-4445
WWW.DESIGN-ELEMENTS.NET

SGA CONSTRUCTION
CHURCHILL MEADOWS 4-PLEX

SCALE: 1/8" = 1'-0"
DATE: 04/04/2016
DRAWN BY: CDM
CHECKED BY: CDM
PROJECT NUMBER: SM1758

A1

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EXHIBIT "D"
CHURCHILL SQAURE CONDOMINIUMS

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SGA CONSTRUCTION
CHURCHILL MEADOWS 4-PLEX

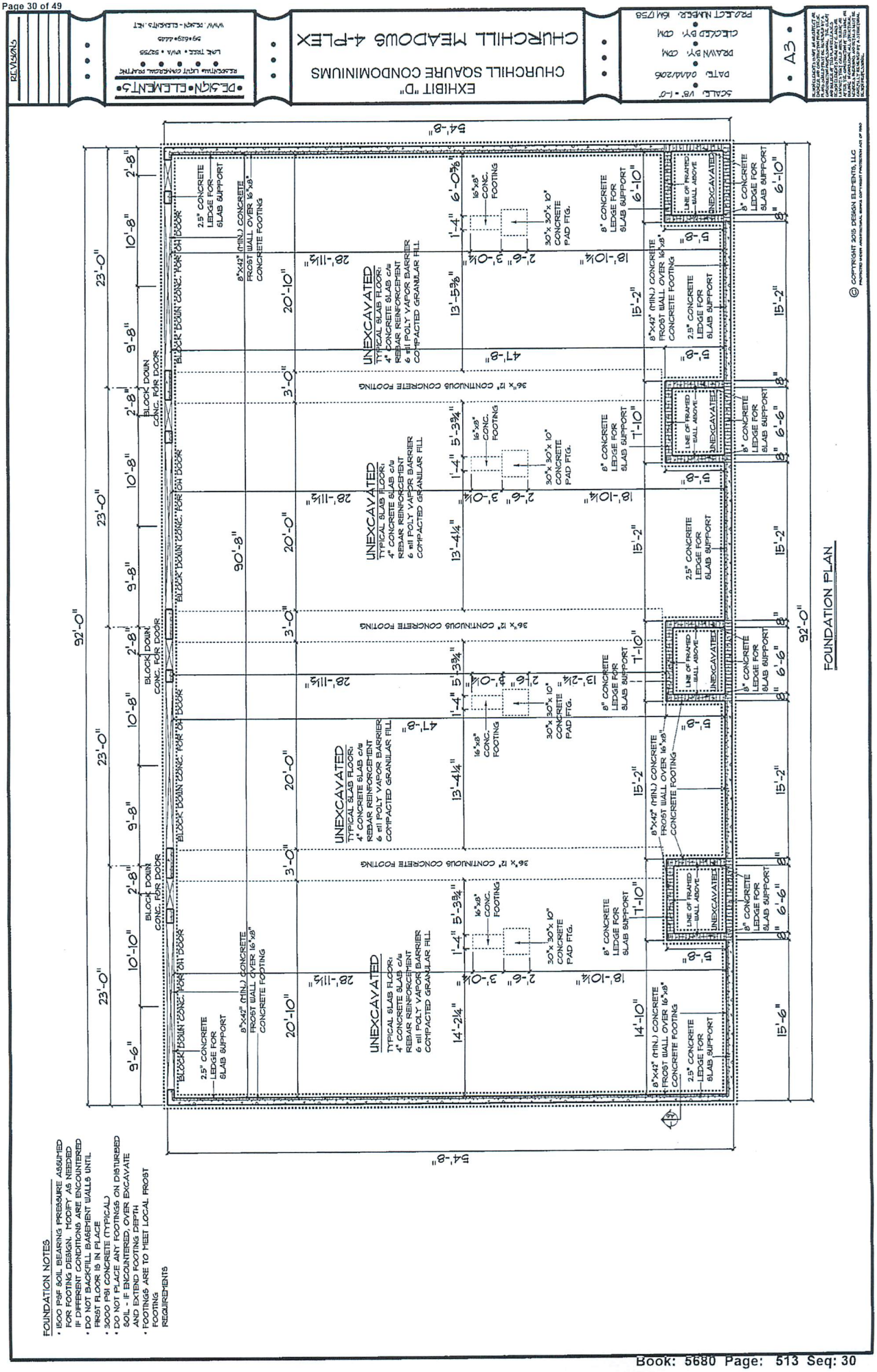
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DRAWN BY: CDM
CHECKED BY: CDM
PROJECT NUMBER: 15M758

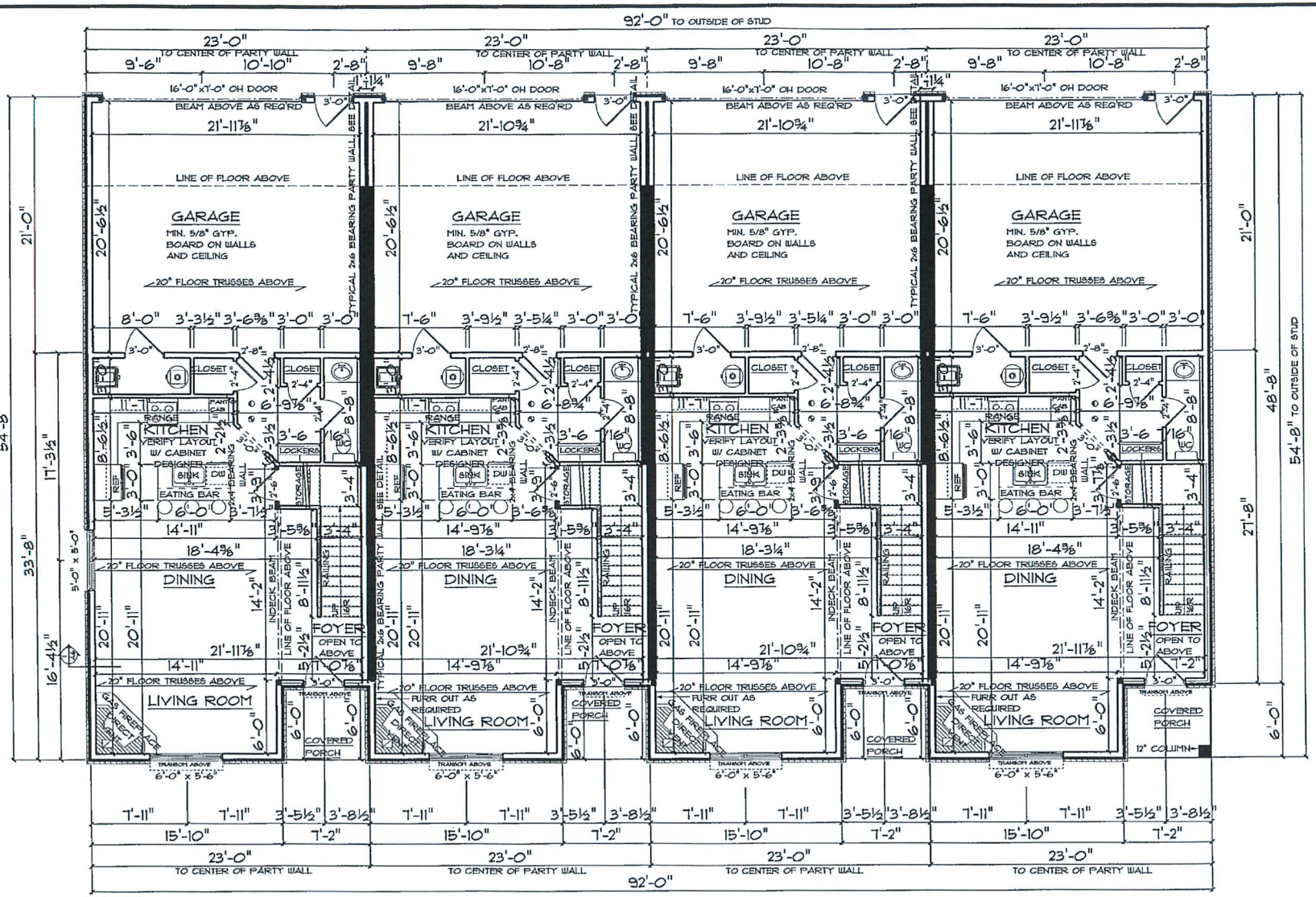
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CHURCHILL SQAURE CONDOMINIUMS
CHURCHILL MEADOWS 4-PLEX
SCALE: 1/8" = 1'-0"
DATE: 04/04/2016
DRAWN BY: CDM
CHECKED BY: CDM
PROJECT NUMBER: 16M758
A3
FOUNDATION PLAN
92'-0"
54'-8"
23'-0"
10'-10"
2'-8"
9'-6"
9'-8"
10'-8"
2'-8"
3'-0"
20'-10"
20'-0"
90'-8"
47'-8"
15'-2"
15'-6"
14'-10"
14'-2¼"
13'-4¼"
13'-5⅜"
18'-10¼"
28'-11½"
1'-4"
5'-3¾"
6'-0⅝"
2'-6"
3'-0¼"
13'-2¾"
36"x 12" CONTINUOUS CONCRETE FOOTING
UNEXCAVATED
TYPICAL SLAB FLOOR:
4" CONCRETE SLAB c/w
REBAR REINFORCEMENT
6 mil POLY VAPOR BARRIER
COMPACTED GRANULAR FILL
BLOCK DOWN CONC. FOR DOOR
2.5" CONCRETE LEDGE FOR SLAB SUPPORT
8"x42" (MIN.) CONCRETE FROST WALL OVER 16"x8" CONCRETE FOOTING
16"x8" CONC. FOOTING
30"x 30"x 10" CONCRETE PAD FTG.
8" CONCRETE LEDGE FOR SLAB SUPPORT
LINE OF FRAMED WALL ABOVE
UNEXCAVATED
FOUNDATION NOTES
• 1500 PSF SOIL BEARING PRESSURE ASSUMED FOR FOOTING DESIGN. MODIFY AS NEEDED IF DIFFERENT CONDITIONS ARE ENCOUNTERED
• DO NOT BACKFILL BASEMENT W/ALLS UNTIL FIRST FLOOR IS IN PLACE
• 3000 PSI CONCRETE (TYPICAL)
• DO NOT PLACE ANY FOOTINGS ON DISTURBED SOIL - IF ENCOUNTERED, OVER EXCAVATE AND EXTEND FOOTING DEPTH
• FOOTINGS ARE TO MEET LOCAL FROST FOOTING REQUIREMENTS
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NOTES

- 9'-1 1/8" WALL HEIGHTS UNLESS NOTED
- SINGLE-HUNG WINDOWS UNLESS NOTED - VERIFY SIZES
- ALL DIMENSIONS ARE FRAME TO FRAME
- ROOF TRUSSES ARE TO BE DESIGNED AND CERTIFIED BY AN ENGINEER LICENSED IN THE STATE OF CONSTRUCTION
- EXTERIOR WALLS ARE 2x6'S AT 16" O.C.
- INTERIOR WALLS ARE 2x4'S AT 16" O.C.
- FLOOR JOISTS AND BEAMS SIZES ARE TO BE DETERMINED BY SUPPLIER
- 2x6 PLUMBING WALLS AS REQUIRED
- 24" CLEARANCE IN FRONT OF OPENING TO SHOWER
- 21" CLEARANCE IN FRONT OF WATER CLOSET
- STAIRS - MIN. RUN 10" - MAX RISE 7 3/4"
- LOCATION OF ATTIC ACCESS TO BE DETERMINED BY CONTRACTOR

© - CARBON MONOXIDE DETECTOR
S - SMOKE DETECTOR

MAIN LEVEL FLOOR PLAN

MAIN LEVEL SQ. FT.:	729 SQ. FT.
UPPER LEVEL SQ. FT.:	912 SQ. FT.
TOTAL FINISHED SQ. FT.:	1641 SQ. FT.

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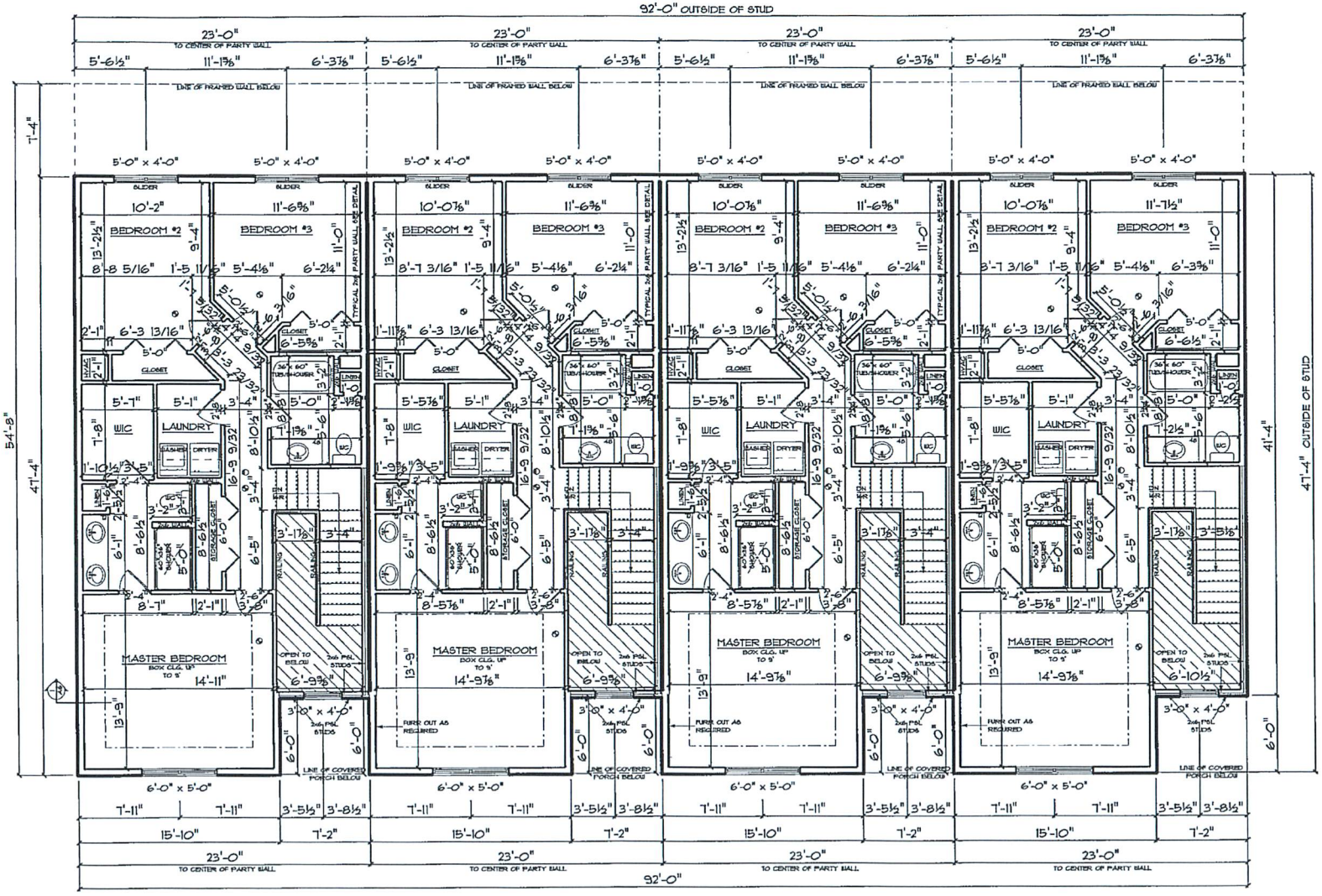
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360-659-4445
WWW.DESIGN-ELEMENTS.NET

EXHIBIT "D"
CHURCHILL SQAURE CONDOMINIUMS
CHURCHILL MEADOWS 4-PLEX

SCALE: 1/8" = 1'-0"
DATE: 04/04/2016
DRAWN BY: CDM
CHECKED BY: CDM
PROJECT NUMBER: 15M1758

A4

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NOTES

- 8'-1 1/8" WALL HEIGHTS UNLESS NOTED
- SINGLE-HUNG WINDOWS UNLESS NOTED - VERIFY SIZES
- ALL DIMENSIONS ARE FRAME TO FRAME
- ROOF TRUSSES ARE TO BE DESIGNED AND CERTIFIED BY AN ENGINEER LICENSED IN THE STATE OF CONSTRUCTION
- EXTERIOR WALLS ARE 2x6'S AT 16" O.C.
- INTERIOR WALLS ARE 2x4'S AT 16" O.C.
- FLOOR JOISTS AND BEAMS SIZES ARE TO BE DETERMINED BY SUPPLIER
- 2x6 PLUMBING WALLS AS REQUIRED
- 24" CLEARANCE IN FRONT OF OPENING TO SHOWER
- 21" CLEARANCE IN FRONT OF WATER CLOSET
- STAIRS - MIN. RUN 10" - MAX RISE 7 3/4"
- LOCATION OF ATTIC ACCESS TO BE DETERMINED BY CONTRACTOR

CO - CARBON MONOXIDE DETECTOR
SD - SMOKE DETECTOR

UPPER LEVEL FLOOR PLAN

MAIN LEVEL SQ. FT.:	729 SQ. FT.
UPPER LEVEL SQ. FT.:	912 SQ. FT.
TOTAL FINISHED SQ. FT.:	1641 SQ. FT.

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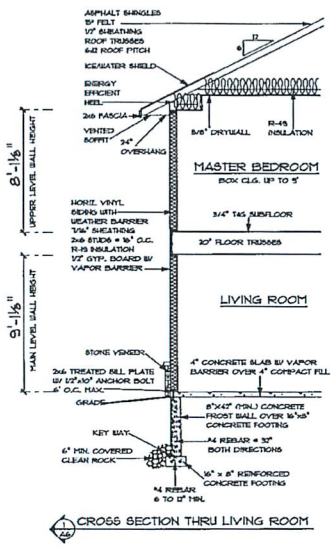
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EXHIBIT "D"
CHURCHILL SQAURE CONDOMINIUMS
CHURCHILL MEADOWS 4-PLEX

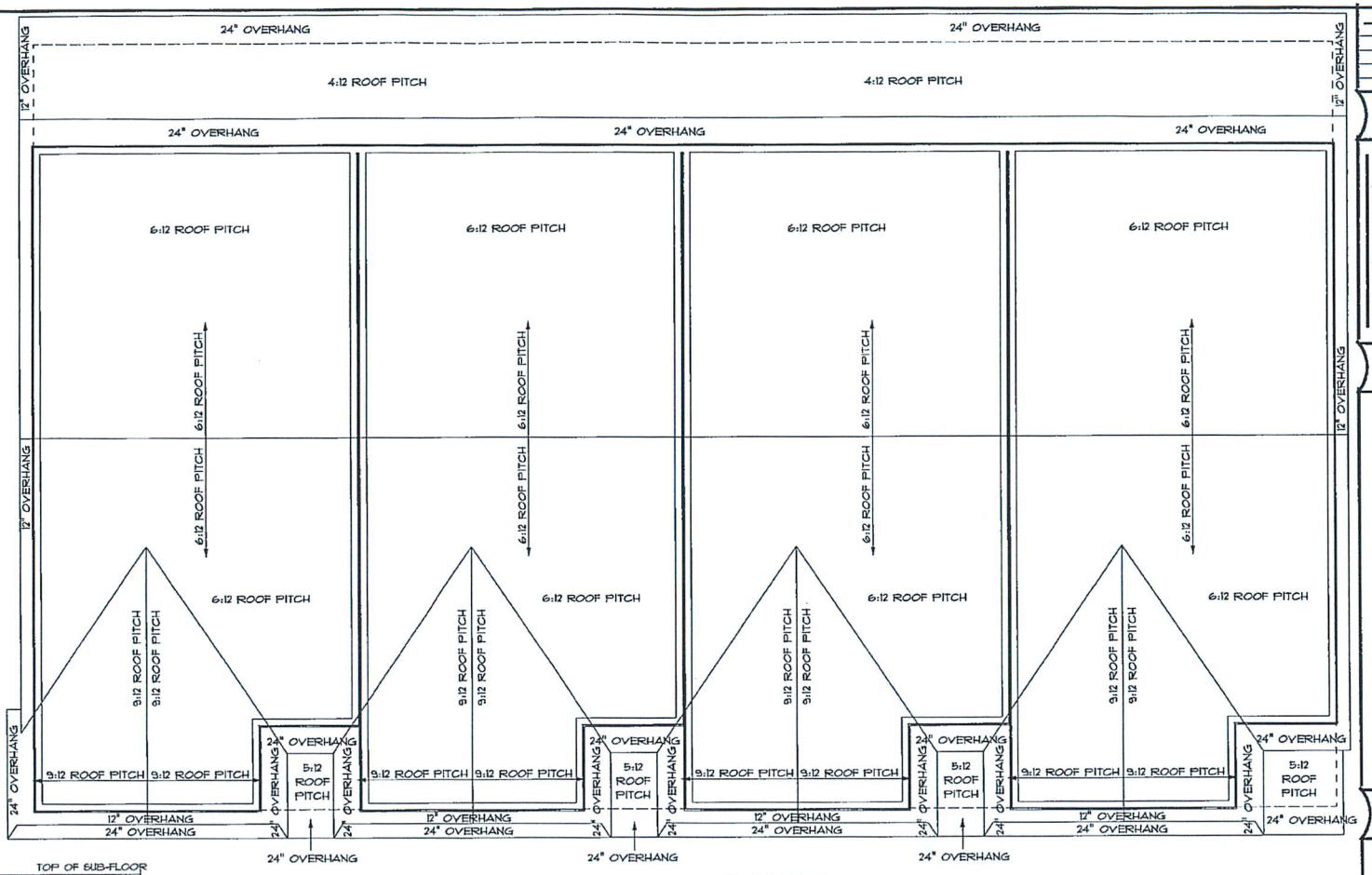
SCALE: 1/8" = 1'-0"
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PROJECT NUMBER: 16M1758

A5

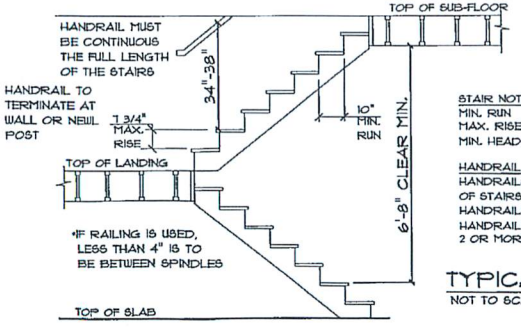
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1/A6 CROSS SECTION THRU LIVING ROOM



ROOF PLAN



STAIR NOTES:
MIN. RUN 0'-10"
MAX. RISE 0'-7 3/4"
MIN. HEADROOM 6'-8"

HANDRAIL HEIGHTS 34"-38"
HANDRAILS MAY ENCROACH WIDTH OF STAIRS BY 4-1/2" MAX.
HANDRAILS MAX. CROSS SECTION = 2-5/8"
HANDRAILS REQ'D ALONG STAIRS W/ 2 OR MORE TREADS

GUARDRAIL HEIGHTS FOR PORCHES/DECKS
36" MIN. GUARDRAIL REQUIRED IF FLOOR (DECK/PORCH)SURFACE IS LOCATED 30" ABOVE THE GRADE/FLOOR. GUARDRAIL SHALL NOT BE LESS THAN 36" IN HEIGHT.

TYPICAL STAIR SECTION
NOT TO SCALE

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CHURCHILL SQAURE CONDOMINIUMS
CHURCHILL MEADOWS 4-PLEX

SCALE: 1/8" = 1'-0"
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DRAWN BY: CDM
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PROJECT NUMBER: KM 1758

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