



**HISTORIC PRESERVATION COMMISSION
AGENDA**

**Wednesday, December 2, 2020 - 4:00 PM
Council Chambers, 2nd Floor, City Hall
209 Pearl Street**

1. CALL TO ORDER

- A. ***DUE TO THE COVID-19 PANDEMIC ALL PERSONS ATTENDING THIS MEETING ARE REQUIRED TO WEAR A FACEMASK AND/OR FACESHIELD AT ALL TIMES***

2. ROLL CALL

3. ADOPTION OF AGENDA

4. APPROVAL OF MINUTES

5. PUBLIC HEARING

A. CASE #HP-20-011

Public hearing on the request of Better Homes and Garden Real Estate for exterior design review relative to signage, painting, and an awning at 229 South Main Street, located in the Haymarket Historic District.

B. CASE #HP-20-012

Public hearing on the request of The Black Squirrel for exterior design review relative to installing an overhead garage door and new entrance door on the front building façade at 154 West Broadway, located in the 100 Block of the West Broadway Historic District.

1. OTHER BUSINESS

2. ADJOURNMENT

Any questions or concerns regarding this agenda and/or requests for special accommodations at this meeting should be directed to the Community Development Department at (712) 890-5350 or email at cgibbons@councilbluffs-ia.gov.

Council Communication

Department: Community
Development

Case/Project No.: HP-20-011

CASE #HP-20-011

Council Action: 12/2/2020

Submitted by: Haley P. Weber,
Planner

Description

Public hearing on the request of Better Homes and Garden Real Estate for exterior design review relative to signage, painting, and an awning at 229 South Main Street, located in the Haymarket Historic District.

Background/Discussion

See attachments.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Case #HP-20-011 Staff Report & Attachments	Other	11/25/2020

TO: City Historic Preservation Commission

FROM: Haley Weber, Zoning Enforcement Officer
Community Development Department

RE: CASE #HP-20-011

DATE: December 2, 2020

OWNER: 229 S. Main Street LLC
C/O G. Thomas Simmons
229 South Main Street
Council Bluffs, IA 51503

REQUEST: Historic preservation design review at 229 South Main Street located in the Haymarket Commercial Historic District

GENERAL INFORMATION

The Community Development Department has received a request from Better Homes and Garden Real Estate for historic preservation design review relative to signage and a change in awning color at 229 South Main Street, located in the Haymarket Commercial Historic District. On the National Register of Historic Places Inventory for the Haymarket Commercial Historic District, 229 South Main Street is listed as an “intrusion.” An “intrusion” is defined within said document as “*vacant lots or parking lots, modern buildings, or older buildings where alterations to the entire façade have destroyed the historic appearance.*” However, despite the building’s individual status, as it is located within the Haymarket Commercial Historic District all exterior modifications to the building must be reviewed by the Council Bluffs Historic Preservation Commission (HPC) and issued a Certificate of Appropriateness prior to installation.

The applicant operates a real estate office at the subject property and is requesting Historic Preservation Commission approval of the following exterior modifications:

Front Façade:

- Installation of the following signage:
 - 2’10” x 10’0” wall sign (28.33 square feet) (*see Attachment ‘A’*);
 - 5’11” x 2’7 ½” door vinyl (15.5 square feet) (*see Attachments ‘A’ and ‘B’*); and
 - 6’8” x 3’6” window vinyl (23.3 square feet) (*see Attachments ‘A’ and ‘B’*)

Rear Façade:

- Installation of the following signage:
 - 2’9” x 7’0” wall sign (19.25 square feet) (*see Attachment C*)
 - 6’3” x 2’9” door vinyl (17.19 square feet) (*see Attachments ‘B’ and ‘C’*)
- Change in awning color from navy to “Vivid Green” (*see Attachment ‘C’*)

Total Proposed Wall Signage: 47.58 square feet (*requires sign permit*)

Total Proposed Vinyl Window/Door Signage: 55.99 square feet (*does not require sign permit*)

Note:

1. *For the purposes of Title 15: Zoning the change of attached wall signage on both the front and rear facades is considered a 'reface' of existing attached wall signage and will require a sign permit prior to commencement of any work. The applicant has submitted a sign permit to the City for the proposed signage, which is pending approval based on review and approval from the HPC. The subject property is zoned C-3/Commercial District, and is allowed a total maximum amount of signage equal to two times their street frontage. The subject property has 25 linear feet of frontage along South Main Street; therefore it is allowed a total maximum of 50 square feet of signage, based on the calculation stated above.*
2. *The proposed vinyl door and window signage is considered 'exempt' signage per Section 15.33.080, Exempt Signs, of the Council Bluffs Municipal Code (Zoning Ordinance) and does not require a sign permit from the City.*

Attachments:

- Attachment A – Proposed Front Façade Signage
- Attachment B – Proposed Vinyl Window/Door Signage
- Attachment C – Proposed Rear Façade Modifications

REVIEW CRITERIA – The Secretary of the Interior's 'Standards for Historic Preservation' are used as the basis for reviewing historic preservation design requests for buildings located within historic districts and buildings designated as local landmarks.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships. *No change to the historic use of the property is proposed with this request. The property is proposed to be used as a real estate office, which will be a continuation of the historic commercial use of the property.*

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided. *Refacing of existing sign areas on the front and rear façade and changing the rear awning color will not adversely impact the historic character of the structure, nor will it result in the removal of distinctive materials or alterations of features, spaces, and spatial relationships on the building. Additionally, the property is considered an "intrusion" in the Haymarket Commercial Historic District, which is defined as "vacant lots or parking lots, modern buildings, or older buildings where alterations to the entire façade have destroyed the historic appearance."*

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken. *Not Applicable.*

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved. *Not applicable.*

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. *Not applicable.*

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence. *Not applicable.*

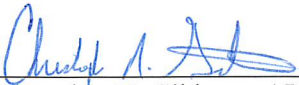
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used. *Not applicable.*

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken. *Not applicable.*


9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. *Not Applicable.*

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. *Not applicable.*

RECOMMENDATION – The Community Development Department recommends approval of the request for historic preservation design review, relative to the installation of wall and window/door signage and change in awning color, at 229 South Main Street and issuance of a Certificate of Appropriateness as the request is generally consistent with the spirit and intent of the Secretary of Interior’s ‘Standards for Rehabilitation’.



Christopher N. Gibbons, AICP
Planning Manager



Haley P. Weber
Planner



NON-ILLUMINATED BUILDING LETTERS
Scale 3/4" = 1'

A FCO LETTERS AND LOGO
MATERIAL: ALUMINUM
THICKNESS: 1/4"
PAINT: P1
MOUNT: STUD

B REGISTRATION MARK
MATERIAL: ALUMINUM
THICKNESS: 1/4"
PAINT: P1
VINYL: V1
MOUNT: STUD

P1 GLOSS BLUE TBD

V1 REVERSE CUT WHITE (220-10) 3M VINYL

EXISTING SIGNAGE REMOVED
AND STOREFRONT PAINTED
BY OTHERS



EAST ELEVATION Scale 3/16" = 1'



Client	Better Homes and Gardens Real Estate 229 S Main Council Bluffs, IA		
Contract No	Date 10.6.20 r2	Approved by	Salesperson Gabrielle Ryan
Design No 31092a	Sign Type Sign Amps	Approval date	Designer Heidi Claussen

SIGNWORKS INC

4713 F Street Omaha, NE 68117 402-346-5447 402-346-9250 fax signworksomaha.com
A Family Tradition of Quality Signs Since 1935

- 8.27.20 Original
- 1 9.29.20 option b; update color
- 2 10.6.20 add specs



WEST ELEVATION
FRONT ENTRANCE



FRONT SIDELIGHT



WEST ELEVATION
REAR ENTRANCE

WINDOW VINYL
Scale 1" = 1'

Furnish and Install
(1) new set of Window Vinyl

- V1

FIRST SURFACE
WHITE (7725-10)
- V2

FIRST SURFACE
FROSTED CRYSTAL (7725SE-234)

PHONE NUMBER REQUIRED

Client	Better Homes and Gardens Real Estate 229 S Main Council Bluffs, IA				<div><div>SIGNWORKS</div><div>INC</div></div> <div>4713 F Street Omaha, NE 68117 402-346-5447 402-346-9250 fax signworksomaha.com</div> <div>A Family Tradition of Quality Signs Since 1935</div>	
Contract No	Date	8.27.20	Approved by	Salesperson		Gabrielle Ryan
Design No	31094	Sign Type Sign Amps	Approval date	Designer		Heidi Claussen



#2

= 19.25

NEW MATERIAL ON
EXISTING AWNING FRAME

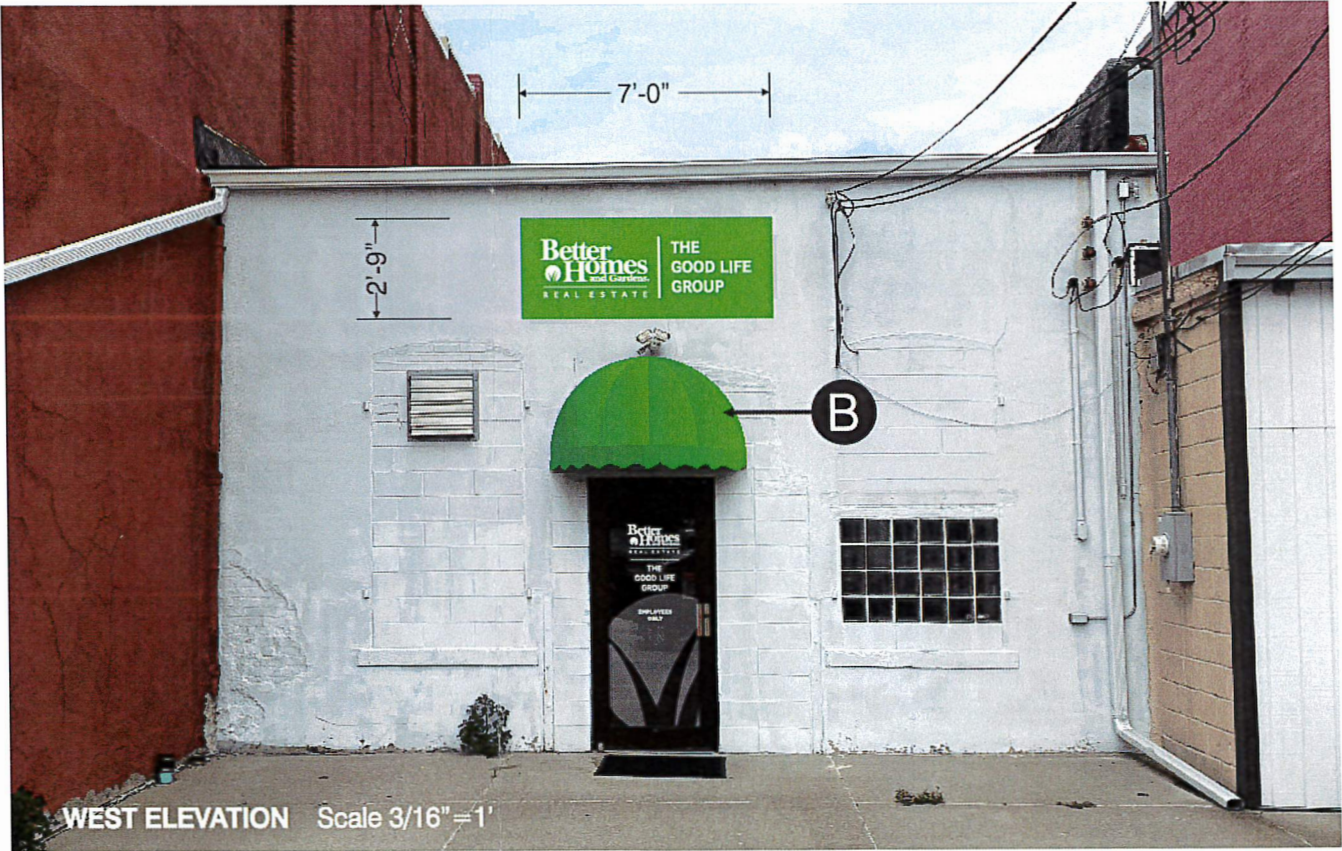
NON-ILLUMINATED FLAT PANEL SIGN
Scale 1"=1'

- A** FLAT PANEL
MATERIAL: ALUMINUM
THICKNESS: .100
PAINT: P1
VINYL: V1
MOUNT: FLUSH W/ PROPER FASTENERS
- B** AWNING
MATERIAL: TBD
FRAME: EXISTING

- P1** GLOSS TO MATCH
VIVID GREEN (230-156)
- V1** WHITE (220-10) 3M VINYL



EXISTING FASCIA Not to Scale



Client Better Homes and Gardens Real Estate 229 S Main Council Bluffs, IA				SIGNWORKS INC 4713 F Street Omaha, NE 68117 402-346-5447 402-346-9250 fax signworksomaha.com A Family Tradition of Quality Signs Since 1935	
Contract No	Date 10.6.20 r1	Approved by	Salesperson Gabrielle Ryan		
Design No 31093	Sign Type Sign Amps	Approval date	Designer Heidi Claussen		

- 8.27.20 Original
1 10.6.20 add specs

Council Communication

Department: Community

Development

Case/Project No.: HP-20-012

CASE #HP-20-012

Council Action: 12/2/2020

Submitted by: Christopher N.

Gibbons, AICP, Planning Manager

Description

Public hearing on the request of The Black Squirrel for exterior design review relative to installing an overhead garage door and new entrance door on the front building façade at 154 West Broadway, located in the 100 Block of the West Broadway Historic District.

Background/Discussion

See attachments.

Recommendation

ATTACHMENTS:

Description

Type

Upload Date

Case #HP-20-012 Staff Report & Attachments

Other

11/25/2020

TO: City Historic Preservation Commission

FROM: Christopher Gibbons, Planning Manager
Community Development Department

RE: CASE #HP-20-012

DATE: December 2, 2020

APPLICANT: The Black Squirrel, 154 W Broadway Street, Council Bluffs, IA 51503

OWNER: TEX LLC, c/o Bonnie Culjat, 18465 Jaylen Drive, Council Bluffs, IA 51503

REQUEST: Historic preservation exterior design review at 154 West Broadway located in the 100 Block of West Broadway Historic District

GENERAL INFORMATION

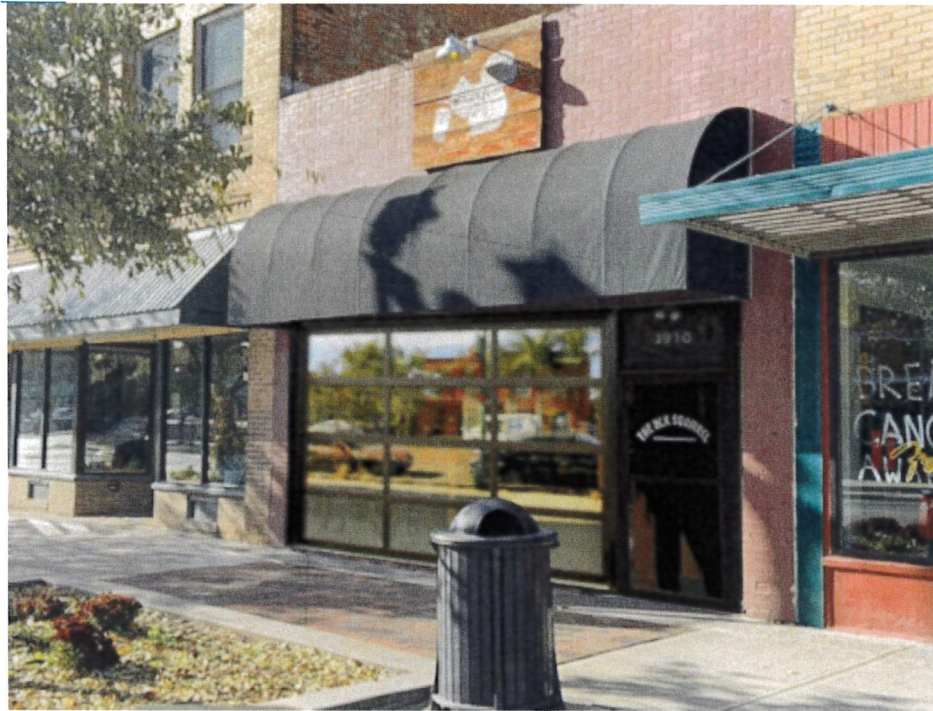
The Community Development Department has received a request from the Black Squirrel for historic preservation exterior design review at 154 West Broadway, located in the 100 Block of West Broadway Historic District. The building is a contributing structure within the district. All exterior modification requests in the 100 Block of West Broadway Historic District must be reviewed by the Historic Preservation Commission (HPC) and issued a Certificate of Appropriateness prior to completion.

The applicant's request includes removing the existing storefront windows, entrance door, and lower wooden sill and replacing them with a new aluminum roll-up overhead garage door and entrance door. Additionally, the applicant has proposed to construct a 2'x10' drink rail directly behind the overhead garage door that will be visible from West Broadway right-of-way when the garage door is open. The drink rail will provide additional counter/seating space for bar patrons and will also function as a physical barrier to separate the bar establishment from the public realm along West Broadway. Plans for the proposed exterior modifications are included with this report as Attachments 'A' and 'B'.

View of existing storefront at 154 West Broadway



View of proposed overhead garage door and entrance door



View of proposed 2'x10' steel framed drink rail



All City Departments and local utility providers were notified of the proposed historic preservation design review request. The following comments were received:

Council Bluffs Community Development Department provided the following comments:

1. The subject property is historically known as the Walters Harness Shop/Verpoorten & Co. Notions building and was constructed between 1896 and 1928. It's classified as a Type III building in the 100 Block of the West Broadway Historic District, which is characterized as a "one to two-story brick

- building having either two or three-rank fenestration and minimal stylistic detailing that is generally limited to simple brick corbel patterns and the use of decorative tile panels”.
2. The proposed roll-up overhead garage door is a unique architectural design feature that no other buildings/structures in the 100 Block of the West Broadway Historic District currently exhibit; however the aluminum/steel materials for the overhead garage door and entrance door are generally consistent with other aluminum storefronts seen throughout said historic district.
 3. The applicant has proposed to remove the wooden sill at the lower level of the storefront so that the overhead door will be flush with the existing sidewalk grade and form a weather tight seal when completely closed. The removal of this wooden sill results in a permanent exterior alteration, and is not consistent with the architectural design and integrity of the 100 Block of the West Broadway Historic District as all buildings in said historic district have a lower wooden sill. The Community Development Department recommends the applicant modify the dimensions of the overhead garage door so that the wooden sill remains intact and the garage door can form a weather tight seal when closed on top of the wooden sill.
 4. The proposed 2’x10’ steel framed drink rail will be visible from the exterior of the subject property once the overhead garage door is open. Because of its visibility the drink rail is subject to review/approval from the Historic Preservation Commission. The Community Development has reviewed the plans and materials for the drink rail and has no concerns with it compromising the historic integrity of the subject property.
 5. The plans show “The BLK Squirrel” signage on the entrance door; however no information on the material, size and/or font for said sign was included with the submittal. The proposed sign will require HPC approval prior to installation and is subject to the requirements listed in Section 15.33, Signs, of the Council Bluffs Municipal Code (Zoning Ordinance).

Black Hills Energy stated that they have no comments.

Council Bluffs Water Works stated that they have no comments.

Cox Communications stated that they have no comments.

MidAmerican Energy stated that they have no comments.

REVIEW CRITERIA – The Secretary of the Interior’s ‘Standards for Historic Preservation’ are used as the basis for reviewing historic preservation design requests for buildings located within historic districts and buildings designated as local landmarks.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships. *No change to the use of the property is proposed with this request as the property has historically been utilized for commercial purposes and will continue to be used as a tavern for the foreseeable future.*
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided. *The aluminum/steel materials for the proposed overhead garage door, entrance door, and drink rail are generally consistent with other materials used on storefronts within the 100 Block of the West Broadway Historic District and will not adversely impact the historic character of the property. However, the removal of the lower wooden sill is a considered a permanent exterior alteration to the subject property and is not consistent with the architectural character/design of other buildings in said historic district and should be avoided.*

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken. *No false sense of history will be created as a result of this request.*

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved. *Not applicable.*

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. *The applicant is proposing to restore the front façade similar to the building's original design. This includes restoring distinctive window and storefront features. All existing distinctive features that characterize the property will be preserved.*

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence. *Not applicable.*

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used. *Not applicable.*

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken. *Not applicable.*

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. *The proposed overhead garage door, entrance door, and drink rail will replace an existing aluminum storefront on the subject property. As part of the request the applicant has proposed to remove the lower wooden sill so that the overhead garage door will be flush with grade and form a weather tight seal when completely closed. The removal of this wooden sill results in a permanent exterior alteration, and is not consistent with the architectural design and integrity of the 100 Block of the West Broadway Historic District as all buildings in said historic district have a lower sill.*

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. *Not applicable.*

RECOMMENDATION – The Community Development Department recommends approval of the request for historic preservation design review at 154 West Broadway as follows and issuance of a Certificate of Appropriateness as the following request is generally consistent with the spirit and intent of the Secretary of Interior's 'Standards for Rehabilitation':

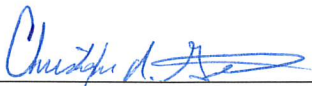
1. Replacing the existing storefront windows and doors with a new aluminum/steel overhead garage door and entrance door as shown in Attachments 'A' and 'B'; and
2. Installing a 2'x10' steel framed drink rail behind the proposed overhead garage that will function as a physical barrier between the bar patrons and public realm when the garage door is open.

Approval of the aforementioned items is subject to the following conditions:

- a. The applicant shall obtain all required permits from the City of Council Bluffs for the proposed exterior modifications prior to the commencement of any work; and
- b. The proposed "The BLK Squirrel" signage shall be reviewed and approved by the Historic Preservation Commission prior to installation.

The Community Development Department does not find the following request to be consistent with the Secretary of Interior's Standards for Rehabilitation and recommends denial of the following request:

1. Removing the wooden sill at the bottom of the existing storefront.

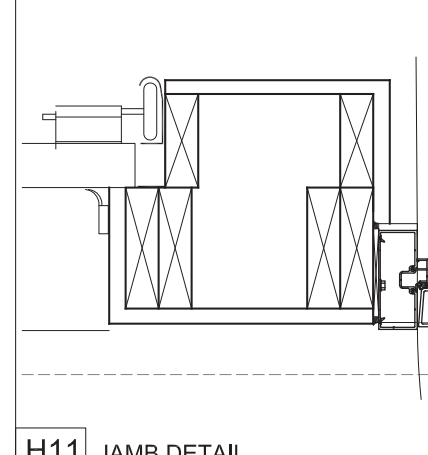
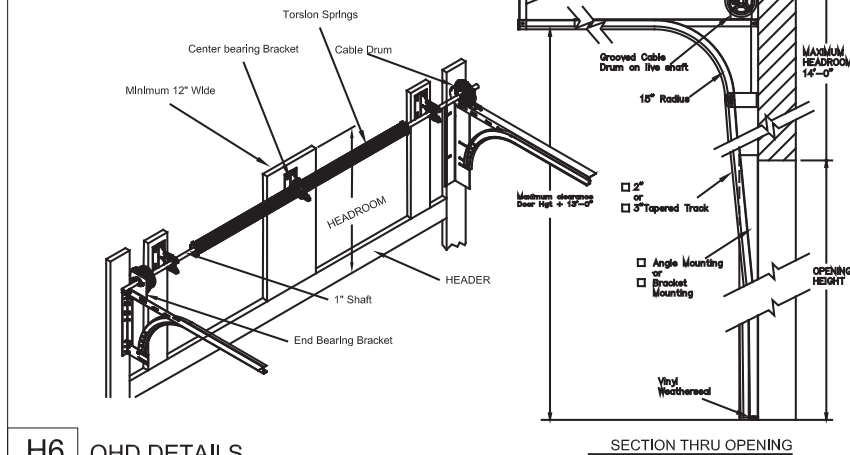
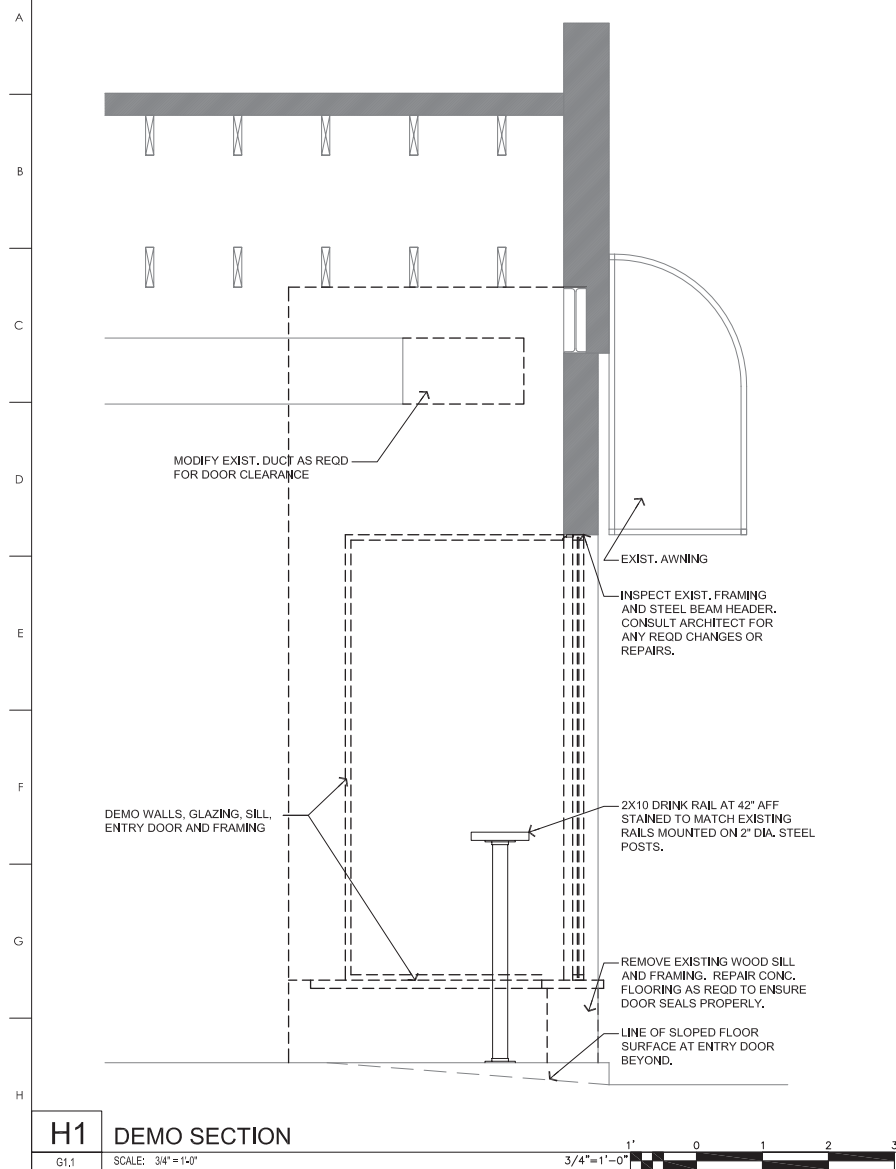


Christopher N. Gibbons, AICP
Planning Manager

Attachment A: Architectural plans for new storefront

Attachment B: Overhead garage door specifications

Attachment A

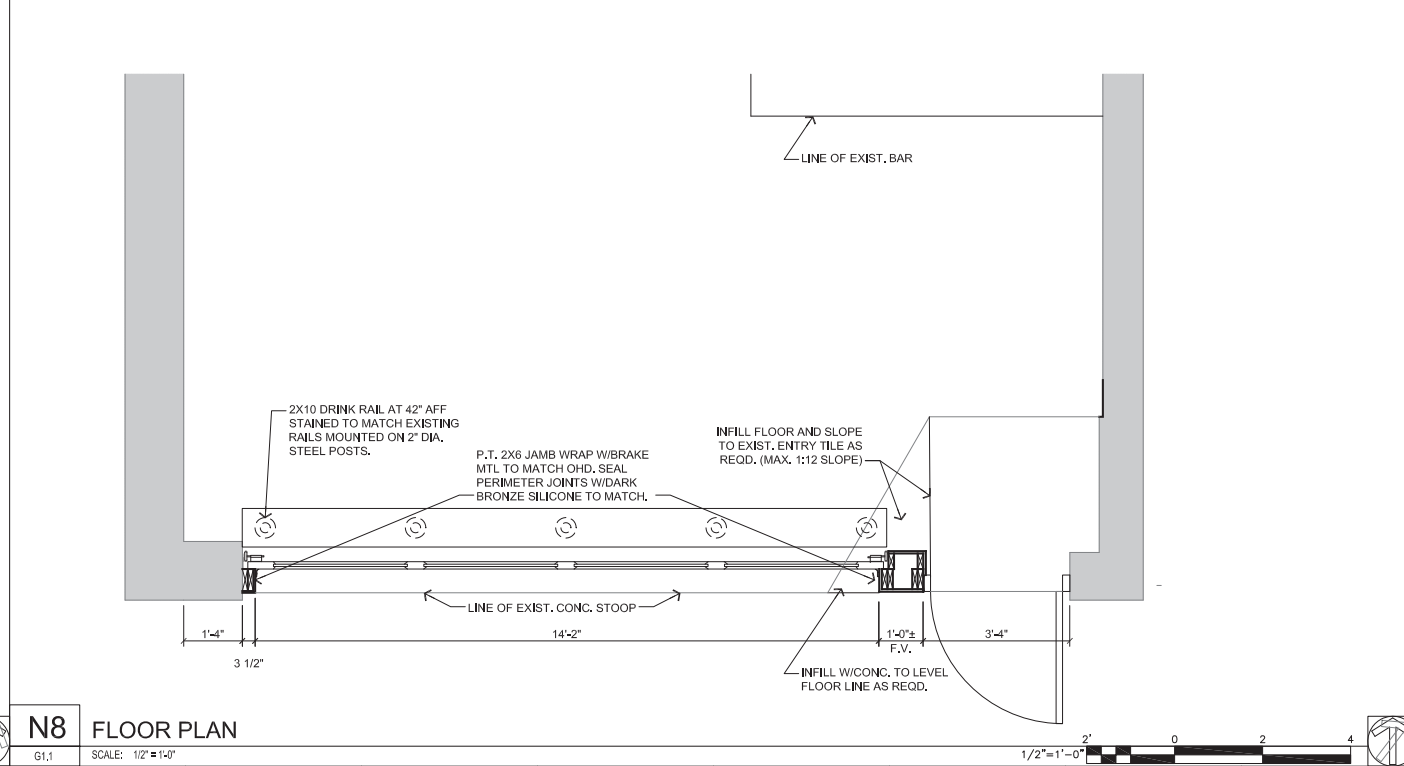
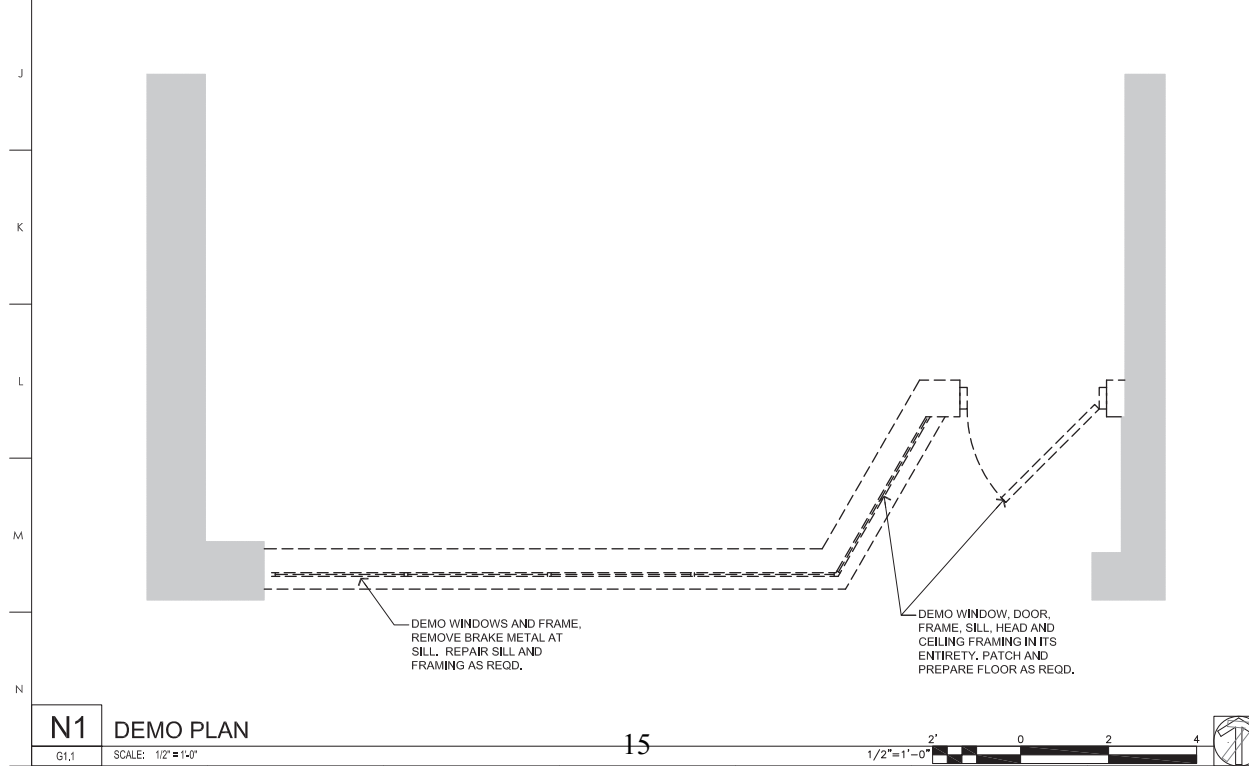
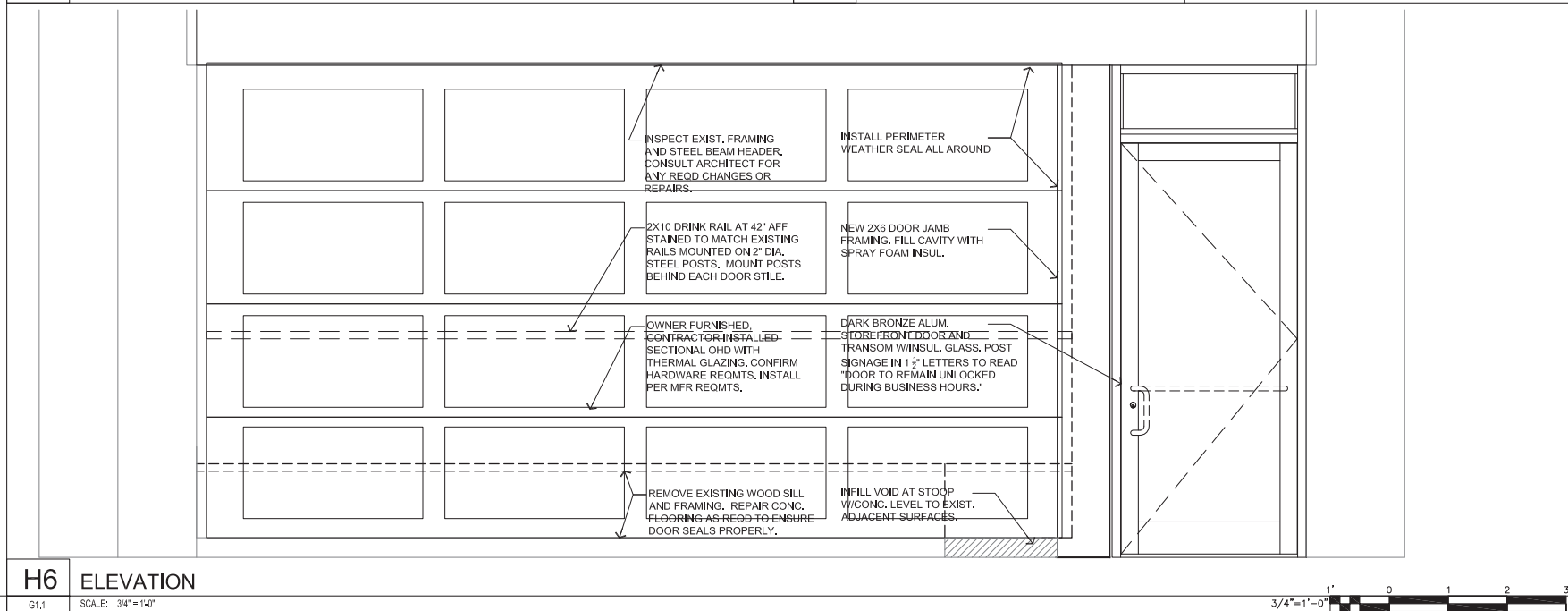


CODES IN FORCE:

- 2015 INTER. EXISTING BUILDING CODE
- 2015 INTER. BUILDING CODE
- 2012 INTER. ENERGY CONSERVATION CODE
- 2015 INTER. MECHANICAL CODE
- 2015 UNIFORM PLUMBING CODE
- 2015 INTERNATIONAL FUEL AND GAS CODE
- 2017 NATIONAL ELECTRICAL CODE
- 2009 ANSI-A117.1 ACCESSIBLE DESIGN & STDS.
- 2015 INTERNATIONAL FIRE CODE
- 2015 NFPA - 101 LIFE SAFETY

PROJECT DESCRIPTION:

THE EXISTING BUILDING IS EARLY 1900'S CONSTRUCTION TYPE VB (UN-SPRINKLERED) BRICK BEARING WALLS WITH WOOD FLOOR AND ROOF JOISTS. OWNER WOULD LIKE TO REPLACE THE EXISTING SINGLE PANE STOREFRONT WINDOW AND DOOR WITH AN INSULATED THERMAL PANE GLASS SECTIONAL OVERHEAD GARAGE DOOR SYSTEM AND INSULATED ALUMINUM STOREFRONT ENTRANCE DOOR. THE NEW OHD AND STOREFRONT ENTRANCE DOES NOT REQUIRE MODIFICATION TO THE EXISTING STRUCTURAL SYSTEM. THE REMAINING INTERIOR SPACE AND USE WILL BE UNCHANGED. DOOR SHALL REMAIN UNLOCKED DURING BUSINESS HOURS.



ARCHITECTS
152 S. 167th St.
Omaha, NE 68118
(402) 933-6258



09/21/2020

EKS Project Number:	2020-013
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AGENCY APPROVAL



**The Black Squirrel
Storefront Replacement**
154 W. Broadway
Council Bluffs, IA 51505

Issue	Date

PLANS, SECTIONS & DETAILS

G1.1



SECTION 08 36 00
SECTIONAL OVERHEAD DOORS
521 SERIES ALUMINUM SECTIONAL OVERHEAD DOORS

Display hidden notes to specifier by using 'Tools'/'Options'/'View'/'Hidden Text'. On newer versions of Microsoft Word click on round Windows logo in top left corner, Click on 'Word Options' button at bottom of drop down menu. Click on 'Display' on left menu bar, and check the box for 'Hidden Text'.

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Glazed Aluminum Sectional Overhead Doors
- B. Electric Operators and Controls.
- C. Operating Hardware, tracks, and support.

1.2 RELATED SECTIONS

- A. Section 03300 - Cast-In-Place Concrete: Prepared opening in concrete. Execution requirements for placement of anchors in concrete wall construction.
- B. Section 04810 - Unit Masonry Assemblies: Prepared opening in masonry. Execution requirements for placement of anchors in masonry wall construction.
- C. Section 05500 - Metal Fabrications: Steel frame and supports.
- D. Section 06114 - Wood Blocking and Curbing: Rough wood framing and blocking for door opening.
- E. Section 07900 - Joint Sealers: Perimeter sealant and backup materials.
- F. Section 08710 - Door Hardware: Cylinder locks.
- G. Section 09900 - Paints and Coatings: Field painting.
- H. Section 11150 - Parking Control Equipment: Remote door control.
- I. Section 16130 - Raceway and Boxes: Empty conduit from control station to door operator.
- J. Section 16150 - Wiring Connections: Electrical service to door operator.

1.3 REFERENCES

- A. [ANSI/DASMA 102](#) - American National Standard Specifications for Sectional Overhead Type Doors.

1.4 DESIGN / PERFORMANCE REQUIREMENTS

- A. Wind Loads: Design and size components to withstand loads caused by pressure and suction of wind acting normal to plane of wall as calculated in accordance with applicable code.

1. Design pressure of _____ lb/sq ft (_____ kPa).
- B. Wiring Connections: Requirements for electrical characteristics.
 1. 115 volts, single phase, 60 Hz.
 2. 230 volts, single phase, 60 Hz.
 3. 230 volts, three phase, 60 Hz.
 4. 460 volts, three phase, 60 Hz.
- C. Single-Source Responsibility: Provide doors, tracks, motors, and accessories from one manufacturer for each type of door. Provide secondary components from source acceptable to manufacturer of primary components.

1.5 SUBMITTALS

- A. Submit under provisions of Section 01300.
- B. Product Data: Manufacturer's data sheets on each product to be used, including:
 1. Preparation instructions and recommendations.
 2. Storage and handling requirements and recommendations.
 3. Installation methods.
- C. Shop Drawings: Indicate plans and elevations including opening dimensions and required tolerances, connection details, anchorage spacing, hardware locations, and installation details.
- D. Manufacturer's Certificates: Certify products meet or exceed specified requirements.
- E. Operation and Maintenance Data.

1.6 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section with minimum five years documented experience.
- B. Installer Qualifications: Authorized representative of the manufacturer with minimum five years documented experience.
- C. Products Requiring Electrical Connection: Listed and classified by Underwriters Laboratories, Inc. acceptable to authority having jurisdiction as suitable for purpose specified.

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Store products in manufacturer's unopened labeled packaging until ready for installation.
- B. Protect materials from exposure to moisture until ready for installation.
- C. Store materials in a dry, ventilated weathertight location.

1.8 PROJECT CONDITIONS

- A. Pre-Installation Conference: Convene a pre-installation conference just prior to commencement of field operations, to establish procedures to maintain optimum working conditions and to coordinate this work with related and adjacent work.

PART 2 PRODUCTS

2.1 MANUFACTURERS

- A. Acceptable Manufacturer: Overhead Door Corp., 2501 S. State Hwy. 121, Suite 200, Lewisville, TX 75067. ASD. Tel. Toll Free: (800) 275-3290. Phone: (469) 549-7100. Fax: (972) 906-1499. Web Site: www.overheaddoor.com. E-mail: sales@overheaddoor.com.
- B. Substitutions: Not permitted.
- C. Requests for substitutions will be considered in accordance with provisions of Section 01600.

2.2 GLAZED ALUMINUM SECTIONAL OVERHEAD DOORS

- A. Glazed Sectional Overhead Doors: 521 Series Aluminum Doors by Overhead Door Corporation.
 - 1. Door Assembly: Stile and rail assembly secured with 1/4 inch (6 mm) diameter through rods.
 - a. Panel Thickness: 1-3/4 inches (44 mm).
 - b. Center Stile Width: 2-11/16 inches (68 mm)
 - c. End Stile Width: 3-5/16 inches (84 mm)
 - d. Intermediate Rail Pair Width: 3-11/16 inches (94 mm).
 - e. Top Rail Width:
 - 1) 2-3/8 inches (60 mm).
 - 2) 3-3/4 inches (95 mm).
 - f. Bottom Rail Width:
 - 1) 3-3/4 inches (95 mm).
 - 2) 4-1/2 inches (114 mm).
 - g. Aluminum Panels: 0.050 inch (1.3 mm) thick, aluminum.
 - h. Stiles and Rails: 6063 - T6 aluminum.
 - i. Springs:
 - 1) 10,000 cycles.
 - 2) 25,000 cycles.
 - 3) 50,000 cycles.
 - 4) 75,000 cycles.
 - 5) 100,000 cycles.
 - j. Glazing:
 - 1) 1/8 inch (3 mm) Acrylic glazing.
 - 2) 1/4 inch (6 mm) Acrylic glazing.
 - 3) 1/8 inch (3 mm) Clear Lexan glazing.
 - 4) 1/4 inch (6 mm) Clear Lexan glazing.
 - 5) 1/2 inch (12.5 mm) Clear Lexan Insulated glazing.
 - 6) 1/8 inch (3 mm) Tempered glass.
 - 7) 1/4 inch (6 mm) Tempered glass.
 - 8) 1/2 inch (12.5 mm) Tempered Insulating glass.
 - 9) 1/4 inch (6 mm) Wire glass.
 - 10) 1/8 inch (3 mm) Double Strength glass.
 - 11) 1/2 inch (12.5 mm) Double Strength Insulating glass.
 - 12) 1/8 inch (3 mm) Low E glazing.
 - 13) 1/4 inch (6 mm) Low E glazing.
 - 14) 1/2 inch (12.5 mm) Low E Insulated glazing.
 - 15) 1/8 inch (3 mm) Solar Bronze glazing.
 - 16) 1/4 inch (6 mm) Solar Bronze glazing.
 - 17) 1/2 inch (12.5 mm) Solar Bronze Insulated glazing.
 - 18) 1/8 inch (3 mm) Obscure glazing.
 - 19) 1/4 inch (6 mm) Obscure glazing.
 - 20) 1/2 inch (12.5 mm) Obscure Insulated glazing.

- 21) 1/4 inch (6 mm) Twin-Wall Polycarbonate (clear, bronze, white).
 - 22) 3/8 inch (9.5 mm) Twin-Wall Polycarbonate (clear, bronze, white).
 - 23) 5/8 inch (15.87 mm) Triple-Wall Polycarbonate (clear, bronze, white).
2. Finish and Color:
 - a. Anodized Finish: Clear anodized.
 - b. Anodized Finish: Bronze anodized.
 - c. Powder coat finish bronze light.
 - d. Powder coat finish bronze medium.
 - e. Powder coat finish bronze dark.
 - f. Powder Coating Finish: Color as selected by Architect from manufacturer's standard colors.
 3. Windload Design: Provide to meet the Design/Performance requirements specified.
 4. Hardware: Galvanized steel hinges and fixtures. Ball bearing rollers with hardened steel races.
 5. Lock: Interior galvanized single unit.
 6. Weatherstripping:
 - a. Flexible bulb-type strip at bottom section.
 - b. Flexible Jamb seals.
 - c. Flexible Header seal.
 7. Track: Provide track as recommended by manufacturer to suit loading required and clearances available.
 8. Manual Operation: Pull rope.
 9. Manual Operation: Chain hoist.
 10. Electric Motor Operation: Provide UL listed electric operator, size and type as recommended by manufacturer to move door in either direction at not less than 2/3 foot nor more than 1 foot per second. Operator shall meet UL325/2010 requirements for continuous monitoring of safety devices.
 - a. Entrapment Protection: Required for momentary contact, includes radio control operation.
 - 1) Pneumatic sensing edge up to 18 feet (5.5 m) wide. Constant contact only complying with UL 325/2010.
 - 2) Electric sensing edge monitored to meet UL 325/2010.
 - 3) Photoelectric sensors monitored to meet UL 325/2010.
 - b. Operator Controls:
 - 1) Push-button operated control stations with open, close, and stop buttons.
 - 2) Key operated control stations with open, close, and stop buttons.
 - 3) Push-button and key operated control stations with open, close, and stop buttons.
 - 4) Flush mounting.
 - 5) Surface mounting.
 - 6) Interior location.
 - 7) Exterior location.
 - 8) Both interior and exterior location.
 - c. Special Operation:
 - 1) Pull switch.
 - 2) Vehicle detector operation.
 - 3) Radio control operation.
 - 4) Card reader control.
 - 5) Photocell operation.
 - 6) Door timer operation.
 - 7) Commercial light package.
 - 8) Explosion and dust ignition proof control wiring.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Do not begin installation until openings have been properly prepared.
- B. Verify wall openings are ready to receive work and opening dimensions and tolerances are within specified limits.
- C. Verify electric power is available and of correct characteristics.
- D. If preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

3.2 PREPARATION

- A. Clean surfaces thoroughly prior to installation.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

3.3 INSTALLATION

- A. Install overhead doors and track in accordance with approved shop drawings and the manufacturer's printed instructions.
- B. Coordinate installation with adjacent work to ensure proper clearances and allow for maintenance.
- C. Anchor assembly to wall construction and building framing without distortion or stress.
- D. Securely brace door tracks suspended from structure. Secure tracks to structural members only.
- E. Fit and align door assembly including hardware.
- F. Coordinate installation of electrical service. Complete power and control wiring from disconnect to unit components.

3.4 CLEANING AND ADJUSTING

- A. Adjust door assembly to smooth operation and in full contact with weatherstripping.
- B. Clean doors, frames and glass.
- C. Remove temporary labels and visible markings.

3.5 PROTECTION

- A. Do not permit construction traffic through overhead door openings after adjustment and cleaning.
- B. Protect installed products until completion of project.
- C. Touch-up, damaged coatings and finishes and repair minor damage before Substantial Completion.

END OF SECTION