

MEMORANDUM

Date: September 12, 2018

To: Community Development Committee

From: Tia Braseth, Community Development Coordinator

Re: Community Development Committee Meeting on September 18

The next meeting of the Community Development Committee is Tuesday, October 16 at 2:30 in the City Commission Room at “Old” Fargo City Hall. If you are not able to attend, please contact the office at 701.241.1474. Thank you.

COMMUNITY DEVELOPMENT COMMITTEE Tuesday, September 18 – 2:30 p.m. City Commission Room, Old City Hall AGENDA

1. Welcome
2. Approve Minutes
3. 506 Broadway North – Storefront Rehab
4. Community Development Overview (staff presentation)
5. Staff Updates
6. Public Comments
7. Other business
8. Adjourn

Community Development Committee meetings are broadcast live on cable channel TV Fargo 56 and can be seen live by video stream on www.FargoND.gov/streaming. They are rebroadcast each Monday at 10:30 a.m. and Thursday at 2:30 p.m.

People with disabilities who plan to attend the meeting and need special accommodations should contact the Planning Department at 701.241.1474 or TDD at 701.241.8258. Please contact us at least 48 hours before the meeting to give our staff adequate time to make arrangements.

Meeting minutes are available on the City of Fargo website at www.FargoND.gov/communitydevelopmentcommittee.

COMMUNITY DEVELOPMENT COMMITTEE MINUTES

Regular Meeting:

Tuesday, August 21, 2018

The Regular Meeting of the Community Development Committee of the City of Fargo, North Dakota, was held in the City Commission Room at City Hall at 2:30 p.m., Tuesday, August 21, 2018.

The Community Development Committee Members present or absent were as follows:

Present: Commissioner John Strand, Linda Klebe, Michael Redlinger, Shara Fischer, Matthew Pike, Ken Enockson, Thomas Hill (United Way), Melissa Rademacher (DCP)

Absent: Mayor Tim Mahoney, Sami Eidenschink (FM HBA), Samantha McDonald

Item 1. Welcome

Chairperson Strand welcomed Members to the meeting and introductions were made.

Item 2. Approval of Minutes: Regular Meeting of May 15, 2018

Fischer moved the minutes of the May 15, 2018 Community Development Committee meeting be approved. Second by Hill. All Members present voted aye and the motion was declared carried.

Item 3. 402 Broadway North – Storefront Rehab

Assistant Planner Jasmine Markusen presented a background of the storefront rehab program and the application. She noted the application was already approved by the Fargo Historic Preservation Commission.

Jamie Hager, Metro Plains Management, and Jared Jensen, Schultz + Associates Architects, spoke on behalf of the application.

Member Klebe moved to approve the Community Development Block Grant for Storefront Rehab at 402 Broadway North as presented. Second by Member Hill. On call of the roll Members Fischer, Hill, Pike, Enockson, Rademacher, Klebe, and Strand voted aye. Absent and not voting: Members McDonald, Mahoney, Eidenschink, and Redlinger. The motion was declared carried.

Item 4. Consolidated Annual Performance and Evaluation Report (CAPER)

Nicole Crutchfield, Planning Director, noted that the Consolidated Annual Performance and Evaluation Report (CAPER) will be reported to HUD, United States Department of Housing and Urban Development, at the end of the month, and it will be heard as a public hearing item at City Commission meeting on Monday, August 27, 2018.

Ms. Crutchfield noted that this report is being presented to the Community Development Committee to be received and filed on record.

Item 5. Presentation: Immigrant Development Center & Somali Community Development of North Dakota

Ms. Crutchfield provided a brief background of the presentation.

Fowzia Adde, Executive Director Immigrant Development Center, and Abdiwali Sharif-Abdinasir, Executive Director Somali Community Development of North Dakota, gave a presentation about the background, purpose, and mission of their programs.

Member Redlinger present.

Discussion was held on the cultural hurdles regarding housing and starting businesses.

Members Klebe, Strand, and Pike noted interest in an informal meeting with City Administration and Ms. Adde and Mr. Sharif-Abdinasir.

Item 6. Presentation: Churches United and Winter Overflow

Ms. Crutchfield provided background of the homeless crisis last winter.

Lisa Richmond, Members Relations Director Churches United, gave a presentation on the homeless situation and plan for the Fargo-Moorhead area.

Member Rademacher Absent

Item 7. Updates on CLT

Tim Beaton, FM Area Foundation, gave a history of the FM Area Foundation and provided an update on the developing Cass-Clay Community Land Trust.

This update will be submitted for the August 27, 2018 City Commission meeting.

Member Redlinger absent.

Item 8. Discussion: 2018 Social Service Funds, application process

Ms. Crutchfield provided an update on changes regarding separation of the Social Services funds from the HUD funds.

Item 9. Public Comments

No public comment was given.


Item 10. Adjourn

The time at adjournment was 3:55 p.m.

MEMORANDUM

DATE: September 12, 2018

TO: Community Development Committee

FROM: Jasmine Markusen  Community Development Assistant Planner

RE: Storefront Rehab – 506 Broadway North

The property at 506 Broadway North is being considered for CDBG Storefront Rehab funding. The intent of Fargo's Storefront Rehab/Downtown Project program is to renovate deteriorated properties and eliminate blighted conditions in the downtown area. Interested property owners may apply for a 50% matching grant, up to \$15,000 per façade, which can be used for the rehabilitation of building exteriors; demolition of blighted properties; or other exterior above-grade improvements. The Community Development Committee and Historic Preservation Commission review applications and recommend to the City Commission.

506 Broadway North

506 Broadway North was built in 1914. The proposed use of federal funding is for façade renovation. Over time, the building has experienced deterioration. The eligible components of the storefront renovation include:

- East façade: Refurbish brick, update and replace windows and storefront glass (see specs. attached in application).
- South façade: Refurbish upper brick that is not covered by addition.
- West façade: Refurbish brick and update/add windows.

The amount requested is \$45,000 (3 facades) of the total \$130,000 for the façade renovation. The recommendation is to approve \$45,000 in matching grant. The application is attached.

Recommended Action: Recommend approval of the Community Development Block Grant Storefront Rehab at 506 Broadway North.



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

| PRIMARY CONTACT INFORMATION FOR THIS APPLICATION | | | |
|--|---|--------------------------|--------------|
| Name | Paul Muscha | | |
| Address | 1 2nd Street North, Suite 102 | | |
| Phone | 701.219.5838 | Fax | 701.364.4009 |
| E-mail | paul@enclavecompanies.com | | |
| Property Address | 506 Broadway | | |
| Applicant Name & DUNS number | Enclave Development (name of person/entity to <u>receive</u> grant) | (Enter DUNS number here) | |
| Architect/Firm | Stroh (all applicants <u>must</u> use an architect for project design) | | |
| Property Owner | North 500 Block, LLC | | |
| Mailing Address | 1 2nd Street North, Suite 102 | | |

| | | | |
|--|---|-----------------|--------------------------|
| Description of Property | .2 acre site w/ two story existing building | | |
| <input type="checkbox"/> Current Commercial Tenants | Previously rented by McNeal & Friends | | |
| Business Name | Business Owner | Address | Current sq. ft. occupied |
| Vacant | | | |
| | | | |
| | | | |
| <input type="checkbox"/> Current Residential Tenants | # occupied | # vacant | |
| Tenant Name | Unit # | Mailing Address | |
| Cowboy Jack | | | |
| | | | |
| | | | |
| | | | |

STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

Summary of Proposed Scope of Work (materials, color schemes, etc.) Please attach colorized drawings that include pre- and post-rehab detail, indicating specifically what will be modified and how (Attachment 2). *Note – to receive historic preservation approval, projects cannot submit plans that include the use of “anodized” aluminum. If window replacement is proposed, applicant must provide manufacturer’s window specifications.*

East Facade: Refurbish brick, update and replace windows and storefront glass (see specs attached)

South Facade: Refurbish upper brick that is not covered by addition. Add addition to ground level (main hall) and upper level (rooftop deck). New stair construction facade will match the existing brick. The addition facades are Metal Panels material that will match the storefront and/or EIFS. (See renderings for color schemes)

West Facade: Refurbished brick and Updated/Added windows.

How will proposed project affect the historic character of the property?

The construction of this project will bring a fresh clean look to the current property. With the train tracks just to the South of the building, this will be an aesthetically attractive "corner" lot which is somewhat lacking on northern Broadway.

How will your project complement downtown redevelopment efforts?

This development will bring new clients to the downtown region, whether that be for lunch or dinner. Neighboring establishments should see an increase in foot traffic for potential customers.

For more information on completing this application, please refer to the following website:
www.FargoND.gov/storefrontdowntowngrants.

STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

Building History (if available)

Built in 1914 as a Store/Retail Outlet, the structure currently has approximately 5,150 sq feet of living space.

| | | | |
|--|--------------|---|-------------|
| Total Cost of | | \$15,000 /facade (East, South & West) | |
| façade renovation | \$ \$130,000 | Amount of CDBG | |
| | | Funding Requested | \$ \$45,000 |
| Is the exterior renovation part of a larger project? | | | |
| <input checked="" type="checkbox"/> Yes | | <input type="checkbox"/> No, the exterior rehab is the only work I am doing | |
| If yes, please describe comprehensive project. | | | |
| <p>This previous retail (lower level) and living (upper level) space is going to be remodeled into a Restaurant/Lounge known as Cowboy Jacks. The basement level is to be renovated into storage/mechanical. The ground level will be the main hall/kitchen area and will also include an addition to the existing building where the current parking lot is. The second level will include more seating and also a roof top seating area on top of the lower level addition. (see plans on pages to follow).</p> <p>The East exterior brick will be refurbished and new window and storefront glass will be installed. The South side of the building will be receiving an addition and will match the existing brick along with other complementing materials (see rendering). The West will get refurbished brick along with new windows.</p> | | | |

Summary of Existing Condition of Exterior (please attach pictures – Attachment 1)

Exterior brick is aged & slightly discoloring and deteriorating in certain sections. Windows are in need of replacement.

RUSCO WINDOW COMPANY, INC.

411 40TH STREET SW ~ P.O. BOX 10187

FARGO, ND 58106

TELEPHONE 701-281-1848 ~ FAX 701-281-2003

| | | |
|---|--------------------------------------|------------------|
| NAME: Enclave Development Attention: Paul | PHONE: | DATE: 9/10/18 |
| Address: 325 7 th Street South, Suite 300 | JOB NAME: & ADDRESS Cowboy Jacks | |
| CITY, STATE & ZIP: Fargo, North Dakota 58103 | JOB LOCATION: Fargo, North Dakota | |

WE HEREBY SUBMIT ESTIMATES FOR

FURNISH & INSTALL ALUMINUM ENTRANCES/ALUMINUM WINDOWS

Take-off on second sheet

- ~~Dark Bronze Anodized Finish~~ *Painted
Medium stile (std size) doors with 1 ½ pair butt hinges
1" round pull/rim first choice panics where required
Design Series commercial closers
1" insulated low-e clear glass exterior
¼" glass interior

Material, labor, and tax: \$ [REDACTED]

There is a ten-year warranty on the insulated glass against seal failure

Rusco provides a two-year warranty on parts and workmanship

Add \$ [REDACTED] to go to painted black finish

Price subject to change after 45 days

We propose hereby to furnish material complete in accordance with above specifications. All material is guaranteed to be as specified. Any alterations or deviations from above specifications will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by worker's compensation.

RUSCO Authorized signature: Gerard Francis Seefeld

Acceptance of proposal – the above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to supply materials as specified. Payment terms are Net 30 with a service charge of 1.5% monthly (18% annually) charged on all balances over 30 days. A \$25.00 charge is applied for all NSF checks

Customer Authorized Signature: _____

RUSCO WINDOW COMPANY, INC.

411 40TH STREET SW ~ P.O. BOX 10187

FARGO, ND 58106

TELEPHONE 701-281-1848 ~ FAX 701-281-2003

| |
|---------------|
| AL1 – 1 thus |
| AL2 – 1 thus |
| AL3 – 1 thus |
| AL4 – 2 thus |
| AL5 – 10 thus |
| AL6 – 4 thus |
| AL7 – 3 thus |
| AL8 – 2 thus |
| AL9 – 1 thus |
| AL10 – 2 thus |
| AL11 – 2 thus |

Please call out
manufactures
specifications fro each
of these window types.

All framing is 450TB

Price subject to change after 45 days

We propose hereby to furnish material complete in accordance with above specifications. All material is guaranteed to be as specified. Any alterations or deviations from above specifications will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by worker's compensation.

RUSCO Authorized signature: Gerard Francis Seefeld

Acceptance of proposal – the above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to supply materials as specified. Payment terms are Net 30 with a service charge of 1.5% monthly (18% annually) charged on all balances over 30 days. A \$25.00 charge is applied for all NSF checks

Customer Authorized Signature: _____

CMI Architectural

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450TB - CG 2 x 4 1/2" Thermal

[Specifications](#)
[CAD Details](#)
[Test Reports](#)
[Wind Load/Dead Load Charts](#)
[Installation Instructions](#)
[Project Photos](#)

CMI Series 450TBCG(center glazed) store front framing incorporates an energy efficient thermal break within aluminum tubular frame components to achieve optimum thermal performance when combined with 1" insulating glass. Fabrication and installation ease make this system a leading choice for a wide variety of entrance, storefront and independent fixed window applications.

Features:

- ✦ 2" x 4 1/2" profile framing
- ✦ Center Glazed glass orientation
- ✦ 1/4" or 1" flush glazed infill capability
- ✦ Curved frame capabilities
- ✦ Splayed mullion and door frame for radiused applications
- ✦ Water resistance rated to 12 PSF differential pressure (ASTM E331)
- ✦ U - value = 0.37 btu/hr.ft/F (AAMA 1503-09)
- ✦ CRF - frame = 67 (AAMA 1503-09)
- ✦ U-value(RANGE) = 0.29 to 0.51 btu/hr.ft/F (AAMA 507-07)
- ✦ U - value = 0.36 btu/hr.ft/F (NFRC 102-2010)
- ✦ CR = 44 (NFRC 500)
- ✦ Compatible with CMI's complete line of stile-and-rail, flush panel and aluminum plank doors
- ✦ Integrated door framing components
- ✦ Screw spline or shear block assembly methods
- ✦ Concealed assembly fasteners
- ✦ Universal EPDM push-in glazing gaskets for ease of glazing
- ✦ Easily integrate CMI 200T casement, awning and hopper style operating vent windows
- ✦ Compatible with CMI 278-SSG zero-sightline awning vent windows
- ✦ Independently tested air infiltration, water infiltration, structural and thermal performance
- ✦ Full spectrum color choice in Anodized or high performance Kynar resin based paint coatings



Project: Town Center Plaza

Location: Plymouth, MN

Architect: Mohagen Hanson Architectural Group

Glazing Contractor: Artic Glass

CMI Architectural Products, Inc.

© 2010 CMI Architectural

450 TB

SPECIFICATIONS

I. GENERAL

DESCRIPTION

Work included: Furnish all necessary material, labor and equipment for the complete installation of aluminum framing as shown on the drawings and specified herein. (Specifier Note: It is suggested that related items such as glass, sealants and entrances be included for single source responsibility.)

Work Not Included: Structural support of the aluminum framing, trim, shims, and perimeter sealants. (Specifier list any other exclusions.)

Related Work Specifies Elsewhere: (Specifier List).

QUALITY ASSURANCE

Drawings and specifications are based upon the 450 TB framing system as manufactured by CMI Architectural Products, Inc., De Smet, SD. Whenever substitute products are to be considered, supporting technical literature, samples, drawings and performance test data must be submitted ten (10) days prior to bid in order to make a valid comparison of the products involved. Test reports certified by an independent test laboratory must be made available upon request.

PERFORMANCE REQUIREMENTS

AIR INFILTRATION: Shall be tested in accordance with ASTM E 283. Air infiltration shall not exceed .06 CFM per square foot of fixed area at a test pressure of 6.24 P.S.F.

WATER INFILTRATION: Shall be tested in accordance with ASTM E 331. No water penetration at a test pressure of 8.0 P.S.F.

THERMAL PERFORMANCE: Shall be tested in accordance with ASTM C-236 and AAMA 1502.7. The assembly shall have a maximum U-value of 0.42 and a minimum CRF of 60.

STRUCTURAL PERFORMANCE shall be based on:

- Maximum deflection of $L/175$ of the span and
- Allowable stress with safety factor of 1.5

The system shall perform to these criteria under a windload of (Specify) _____ PSF (Architect to specify.)

II. PRODUCTS

MATERIALS

Extrusions shall be 6063-T5 alloy and temper (ASTM B221 alloy G.S. 10A-T5). Fasteners used for assembly, shall be aluminum, stainless, or zinc plated steel in accordance with ASTM A 164-71. Perimeter anchors shall be stainless, or zinc plated steel. (Anchors are provided by the glazing contractors). Glazing gaskets shall be E.P.D.M., Elastomeric or Neoprene.

(NOTE: Product improvements may require specification changes without notice.)

Thermal break material shall consist of a two-part high density polyurethane. Separation of interior and exterior sections shall be a minimum 1/4 inch.

FINISH

All exposed aluminum surfaces shall be free of scratches and other serious blemishes. All exposed surfaces shall be given a caustic etch followed by an anodic oxide treatment to obtain the following finish: (Specifier select).

An Architectural Class II clear anodic coating in accordance with the Aluminum Association Standard AA-M12 C22 A31 designated as #20 Clear.

An Architectural Class I anodic coating with integral color in accordance with the Aluminum Association Standard AA-M12 C22 A44 designated as #33 Dark Bronze.

(Specifier note: Champagne, Lt. Bronze, Medium Bronze, and Black are available colors offered at a premium price.)

ORGANIC COATING: High performance fluorocarbon coatings in accordance with AAMA 2605. Color as selected by Architect and offered at a premium price.

FABRICATION

The framing system shall provide for flush glazing on all sides with no projecting stops. Vertical and horizontal framing members shall have a nominal face dimension of 2". Overall depth shall be 4-1/2". All intermediate horizontal frame members shall have plastic water diverters installed per manufacturers directions to provide positive water control. All frames shall be set onto a thermally broke aluminum sill flashing as directed by the manufacturer.

III. EXECUTION

INSTALLATION

All aluminum frames shall be installed in their prepared openings as detailed and shall be level, square, plumb, and according to manufacturer's instructions and approved shop drawings. Perimeter shims shall be located under glass setting blocks, vertical mullions, and as additionally necessary. All joints between framing and the building structure shall be sealed at both interior and exterior in order to secure a weather tight installation.

PROTECTION AND CLEANING

After installation, the General Contractor shall protect exposed aluminum surfaces from damage by other trades. The General Contractor shall be responsible for the final cleaning.



AAMA 1503-98 THERMAL PERFORMANCE TEST REPORT

Rendered to:

CMI ARCHITECTURAL PRODUCTS, INC.
2800 Freeway Boulevard
Minneapolis, Minnesota 55430

Report No: 51647.01-201-46
Test Date: 07/05/04
Report Date: 07/15/04

Test Sample Identification:

Series/Model: 450TB Storefront System

Type: Glazed Wall Systems (Site-built)

Test Procedure: The condensation resistance factor (CRF) and thermal transmittance (U) were determined in accordance with AAMA 1503-98, *Voluntary Test Method for Thermal Transmittance and Condensation Resistance of Windows, Doors and Glazed Wall Sections*.

- | | |
|---|--------|
| 1. Average warm side ambient temperature | 69.8 F |
| 2. Average cold side ambient temperature | -0.1 F |
| 3. 15 mph dynamic wind applied to test specimen exterior. | |
| 4. $0.0" \pm 0.04"$ static pressure drop across specimen. | |

Test Results Summary:

- | | |
|---|------|
| 1. Condensation resistance factor – Frame (CRF _f) | 62 |
| Condensation resistance factor – Glass (CRF _g) | 71 |
| 2. Thermal transmittance due to conduction (U _s) | 0.42 |
| (U-factors expressed in Btu/hr-ft ² -F) | |

849 Western Avenue North
Saint Paul, MN 55117-5245
phone: 651.636.3835
fax: 651.636.3843
www.archtest.com

Test Sample Description:

| | |
|------------------------|----------------------------------|
| CONSTRUCTION | Frame and Fixed Daylight Opening |
| Size (in.) | 80.0 x 80.0 |
| Daylight Opening (in.) | 36 5/8" x 75 5/8" per lite |
| CORNERS | Coped |
| Fasteners | Screws |
| Sealant | Yes |
| MATERIAL | AT (1/4") |
| Color Exterior | Gray |
| Finish Exterior | Anodized |
| Color Interior | Gray |
| Finish Interior | Anodized |
| GLAZING METHOD | Channel |

| | | | |
|--------------------|---------------------|------------------|----------------|
| GLAZING | Sheet #1 | Gap #1 | Sheet #2 |
| Thickness (in.) | 1/4" | 0.49 | 1/4" |
| Coating Emissivity | LowE | NA | NA |
| Coating Surface | 2 | NA | NA |
| Spacer/Sealant | NA | ZF (SuperSpacer) | NA |
| Material | LowE Annealed | 90% Argon* | Clear Annealed |
| Gas Fill Method | Single-probe timed* | | |

**Stated per Client/Manufacturer*

NA Non-Applicable

See Appendix A for Description Codes

Test Duration:

1. The environmental systems were started at 10:10 hrs., 07/05/04
2. The thermal performance test results were derived from 06:04 hrs., 07/06/04 to 08:04 hrs., 07/06/04.

Condensation Resistance Factor (CRF):

The following information, condensed from the test data, was used to determine the condensation resistance factor:

| | | |
|---------|---|---------|
| T_h | = Warm side ambient air temperature | 69.80 F |
| T_c | = Cold side ambient air temperature | -0.13 F |
| FT_p | = Average of pre-specified frame temperatures (14) | 44.37 F |
| FT_r | = Average of roving thermocouples (4) | 35.01 F |
| W | = $(FT_p - FT_r) / [FT_p - (T_c + 10)] \times 0.40$ | 0.108 |
| FT | = $FT_p(1-W) + W(FT_r)$ = Frame Temperature | 43.36 F |
| GT | = Glass Temperature | 49.86 F |
| CRF_g | = Condensation resistance factor – Glass | 71 |
| | $CRF_g = (GT - T_c) / (T_h - T_c) \times 100$ | |
| CRF_f | = Condensation resistance factor – Frame | 62 |
| | $CRF_f = (FT - T_c) / (T_h - T_c) \times 100$ | |

The CRF number was determined to be 62 (on the size as reported). When reviewing this test data, it should be noted that the frame temperature (FT) was colder than the glass temperature (GT) therefore controlling the CRF number. Refer to the 'CRF Report' page and the 'Thermocouple Location Diagram' page of this report.

Thermal Transmittance (U_s):

| | |
|--|--------------------------------|
| T_h = Average warm side ambient temperature | 69.80 F |
| T_c = Average cold side ambient temperature | -0.13 F |
| P = Static pressure difference across test specimen 15 mph dynamic perpendicular wind at exterior | 0.00 psf |
| Nominal sample area | 44.44 ft ² |
| Total measured input to calorimeter | 1468.85 Btu/hr |
| Calorimeter correction | -152.69 Btu/hr |
| Net specimen heat loss | 1316.16 Btu/hr |
| U_s = Thermal Transmittance | 0.42 Btu/hr-ft ² -F |

Glazing Deflection (in.):

| | Left Glazing | Right Glazing |
|--|--------------|---------------|
| Thickness at edge | 0.49 | 0.49 |
| Center thickness upon receipt of specimen in laboratory (after stabilization) | 0.44 | 0.45 |
| Center thickness at laboratory ambient conditions on day of testing | 0.44 | 0.45 |
| Center thickness at test conditions | 0.37 | 0.37 |

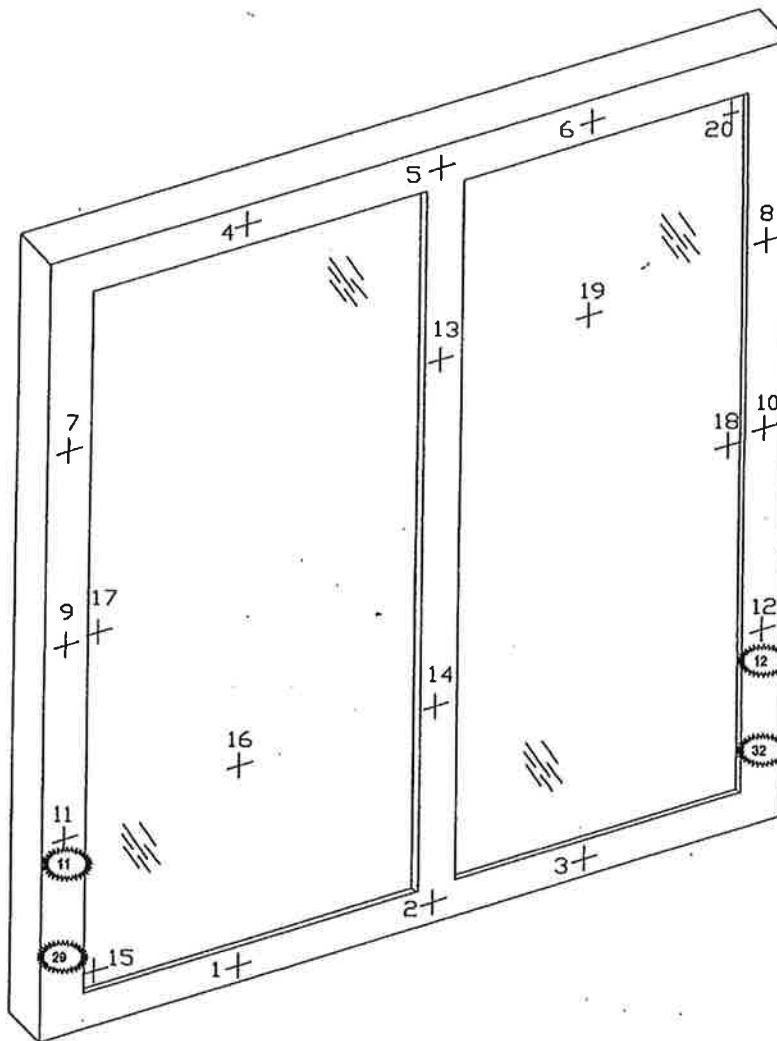
The test sample was inspected for the formation of frost or condensation which may influence the surface temperature measurements. Any observed condensation/frost is indicated on the 'Thermocouple Location Diagram.'

A calibration of the ATI 'thermal test chamber' in St. Paul, Minnesota was conducted in October 2003.

CRF Report

| Time: | 06:04 | 06:34 | 07:04 | 07:34 | 08:04 | AVERAGE |
|---|-------|-------|-------|-------|-------|---------|
| Pre-specified Thermocouples - Frame | | | | | | |
| 1 | 42.6 | 42.6 | 42.6 | 42.7 | 42.7 | 42.6 |
| 2 | 41.7 | 41.7 | 41.7 | 41.7 | 41.7 | 41.7 |
| 3 | 41.5 | 41.5 | 41.5 | 41.6 | 41.6 | 41.6 |
| 4 | 51.0 | 51.0 | 51.0 | 51.0 | 50.9 | 51.0 |
| 5 | 50.6 | 50.6 | 50.7 | 50.7 | 50.6 | 50.6 |
| 6 | 50.3 | 50.3 | 50.4 | 50.3 | 50.3 | 50.3 |
| 7 | 48.1 | 48.2 | 48.2 | 48.2 | 48.2 | 48.2 |
| 8 | 46.7 | 46.8 | 46.7 | 46.8 | 46.7 | 46.7 |
| 9 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 |
| 10 | 41.0 | 41.0 | 41.0 | 41.0 | 41.0 | 41.0 |
| 11 | 35.5 | 35.5 | 35.4 | 35.5 | 35.7 | 35.5 |
| 12 | 35.0 | 35.0 | 35.0 | 35.0 | 35.1 | 35.0 |
| 13 | 49.8 | 49.9 | 49.9 | 49.9 | 49.9 | 49.9 |
| 14 | 44.5 | 44.6 | 44.5 | 44.6 | 44.6 | 44.5 |
| FT _p | 44.3 | 44.4 | 44.4 | 44.4 | 44.4 | 44.4 |
| Pre-specified Thermocouples - Glass | | | | | | |
| 15 | 39.4 | 39.5 | 39.5 | 39.6 | 39.5 | 39.5 |
| 16 | 53.7 | 53.8 | 53.7 | 53.8 | 53.7 | 53.8 |
| 17 | 47.5 | 47.5 | 47.5 | 47.5 | 47.5 | 47.5 |
| 18 | 48.6 | 48.6 | 48.5 | 48.6 | 48.6 | 48.6 |
| 19 | 55.4 | 55.4 | 55.4 | 55.5 | 55.4 | 55.4 |
| 20 | 54.3 | 54.3 | 54.3 | 54.4 | 54.4 | 54.4 |
| GT | 49.8 | 49.9 | 49.8 | 49.9 | 49.9 | 49.9 |
| Cold Point (Roving) Thermocouples | | | | | | |
| 11 | 35.47 | 35.47 | 35.47 | 35.47 | 35.47 | 35.5 |
| 12 | 34.98 | 34.98 | 34.98 | 34.98 | 34.98 | 35.0 |
| 29 | 34.92 | 34.92 | 34.92 | 34.92 | 34.92 | 34.9 |
| 32 | 34.68 | 34.68 | 34.68 | 34.68 | 34.68 | 34.7 |
| FT _R | 35.0 | 35.0 | 35.0 | 35.0 | 35.0 | 35.0 |
| W | 0.108 | 0.108 | 0.109 | 0.109 | 0.108 | 0.108 |
| FT | 43.3 | 43.4 | 43.4 | 43.4 | 43.4 | 43.4 |
| Warm Side - Room Ambient Air Temperature | | | | | | |
| | 69.8 | 69.8 | 69.8 | 69.8 | 69.8 | 69.8 |
| Cold Side - Room Ambient Air Temperature | | | | | | |
| | -0.2 | -0.1 | -0.1 | -0.1 | -0.2 | -0.1 |
| CRF _f | 62.2 | 62.2 | 62.2 | 62.2 | 62.2 | 62 |
| CRF _g | 71.4 | 71.5 | 71.4 | 71.5 | 71.5 | 71 |

Thermocouple Location Diagram



Cold Point Locations

| | |
|----|----------|
| 11 | 11. 35.5 |
| 12 | 12. 35.0 |
| 29 | 29. 34.9 |
| 32 | 32. 34.7 |

Detailed drawings, representative samples of the test specimen and a copy of this report will be retained by ATI for a period of four years. This report is the exclusive property of the client so named herein and relates only to the fenestration product tested. This report may not be reproduced, except in full, without the approval of the laboratory. Results obtained are tested values and do not constitute an opinion or endorsement by this laboratory.

For ARCHITECTURAL TESTING, INC.


Digitally Signed by: Peter Tribuno

Peter F. Tribuno
Technician


Digitally Signed by: Dennis L. Anderson

Dennis L. Anderson
Laboratory Manager

PFT
51647.01-201-46

Description Table Abbreviations

| CODE | Frame / Sash Types |
|------|--|
| AI | Aluminum w/ Vinyl Inserts (Caps) |
| AL | Aluminum |
| AP | Aluminum w/ Thermal Breaks - Partial |
| AS | Aluminum w/ Steel Reinforcement |
| AT | Aluminum w/ Thermal Breaks - All Members |
| AV | Aluminum / Vinyl Composite |
| AW | Aluminum-clad Wood |
| FG | Fiberglass |
| N | Not Applicable |
| OT | Other |
| PA | ABS Plastic w/ All Members Reinforced |
| PC | ABS Plastic-clad Aluminum |
| PF | ABS Plastic w/ Foam-filled Insulation |
| PH | ABS Plastic w/ Horizontal Members Reinforced |
| PI | ABS Plastic w/ Reinforcement - Interlock |
| PL | ABS Plastic |
| PP | ABS Plastic w/ Reinforcement - Partial |
| PV | ABS Plastic w/ Vertical Members Reinforced |
| PW | ABS Plastic-clad Wood |
| ST | Steel |
| VA | Vinyl w/ All Members Reinforced |
| VC | Vinyl-clad Aluminum |
| VF | Vinyl w/ Foam-filled Insulation |
| VH | Vinyl w/ Horizontal Members Reinforced |
| VI | Vinyl w/ Reinforcement - Interlock |
| VP | Vinyl w/ Reinforcement - Partial |
| VV | Vinyl w/ Vertical Members Reinforced |
| VW | Vinyl-clad Wood |
| VY | Vinyl |
| WA | Aluminum / Wood composite |
| WD | Wood |
| WV | Vinyl / Wood composite |

| CODE | Spacer Types |
|------|--------------------------------|
| A1 | Aluminum |
| A2 | Aluminum (Thermally-broken) |
| A3 | Aluminum-reinforced Polymer |
| A4 | Aluminum / Wood |
| A5 | Aluminum-reinforced Butyl |
| A6 | Aluminum / Foam / Aluminum |
| A7 | Aluminum U-shaped |
| BR | EPDM Reinforced Butyl |
| FG | Fiberglass |
| GL | Glass |
| N | Not Applicable |
| OF | Organic Foam |
| PU | Polyurethane Foam |
| S1 | Steel |
| S2 | Steel (Thermally-broken) |
| S3 | Steel / Foam / Steel |
| S4 | Steel U-shaped |
| S5 | Steel-reinforced Butyl |
| S6 | Steel U-channel w/ Thermal Cap |
| TP | Thermo-plastic |
| V1 | Vinyl U-shaped |
| WD | Wood |
| ZF | Silicone Foam |
| ZS | Silicone / Steel |

| CODE | Interspace Gas Fill |
|------|-------------------------------|
| AIR | Air |
| AR2 | Argon / Krypton Mixture |
| AR3 | Argon / Krypton / Air Mixture |
| ARG | Argon |
| CO2 | Carbon Dioxide |
| KRY | Krypton |
| N | Not Applicable |
| OT | Other |
| SF6 | Sulphur Hexafluoride |
| U | Unknown |

| CODE | Grid Description |
|------|----------------------------|
| B | Optional (With or Without) |
| N | No Muntins |
| S | Simulated Divided Lites |
| T | True Muntins |
| Y | Internal muntins |

| DOOR DETAILS | |
|--------------|----------------|
| CODE | Door Type |
| EM | Embossed |
| FL | Flush |
| LF | Full Lite |
| LH | 1/2 - Lite |
| LQ | 1/4 - Lite |
| LT | 3/4 - Lite |
| N | Not Applicable |
| RP | Raised Panel |

| CODE | Skin |
|------|------------------|
| AL | Aluminum |
| FG | Fiberglass |
| GS | Galvanized Steel |
| N | Not Applicable |
| ST | Steel |
| WD | Wood |

| CODE | Panel |
|------|----------------|
| FG | Fiberglass |
| N | Not Applicable |
| PL | Plastic |
| WP | Wood - Plywood |
| WS | Wood - Solid |

| CODE | Sub-Structure |
|------|------------------|
| GS | Galvanized Steel |
| N | Not Applicable |
| PL | Plastic |
| ST | Steel |
| WD | Wood |

| CODE | Core Fill |
|------|----------------------|
| CH | Cellular - Honeycomb |
| EP | Expanded Polystyrene |
| N | Not Applicable |
| PI | Polyisocyanurate |
| PU | Polyurethane |
| WP | Wood - Plywood |
| WS | Wood - Solid |
| XP | Extruded Polystyrene |

| CODE | Sealant |
|------|---------------------------|
| D | Dual Seal Spacer System |
| N | Not Applicable |
| S | Single Seal Spacer System |

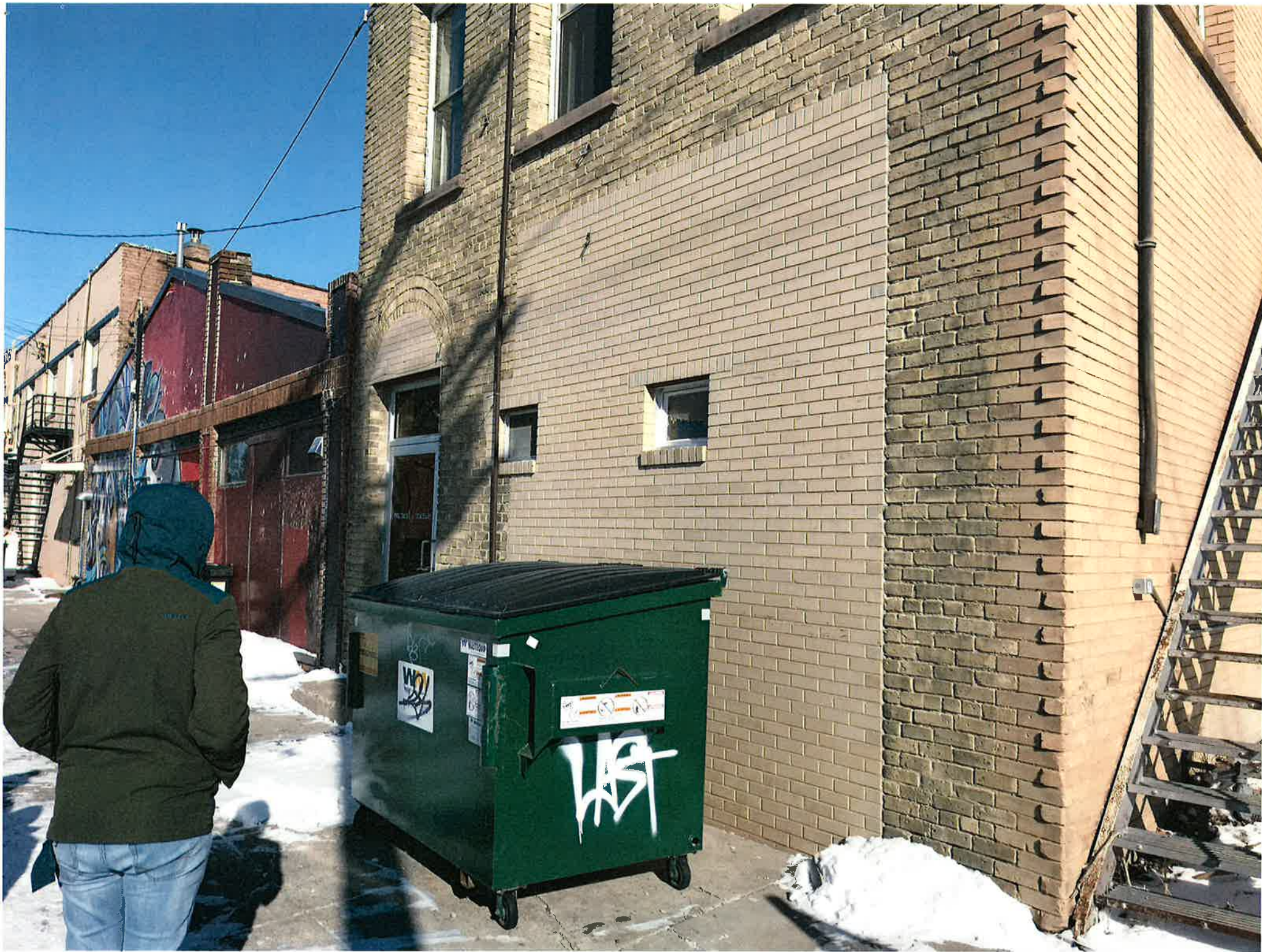
| CODE | Thermal Breaks |
|------|----------------|
| F | Foam |
| N | Not Applicable |
| O | Other |
| U | Urethane |
| V | Vinyl |

















ENCLAVE DEVELOPMENT
506 BROADWAY FARGO, ND 58102

[illegible][illegible]

Project:

COWBOY JACKS SHELL PACKAGE

Location:
506 BROADWAY
FARGO, ND 58102

Drawn By

MFE

Date:
DATE
8/15/2018 4:13:57 PM

Revision Date:
07/19/2018

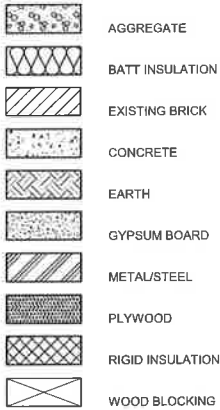
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2018.15

Sheet Name:
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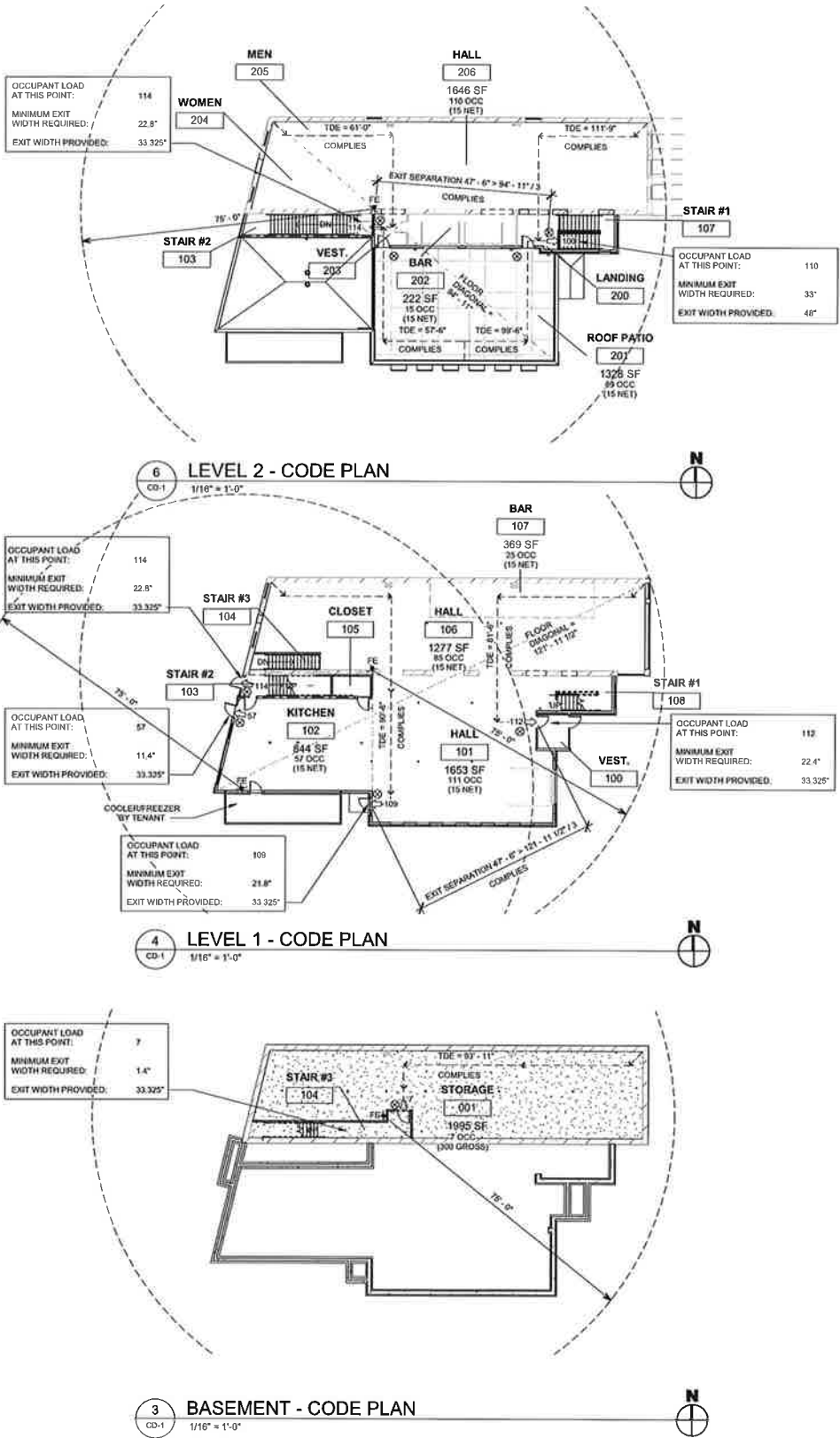
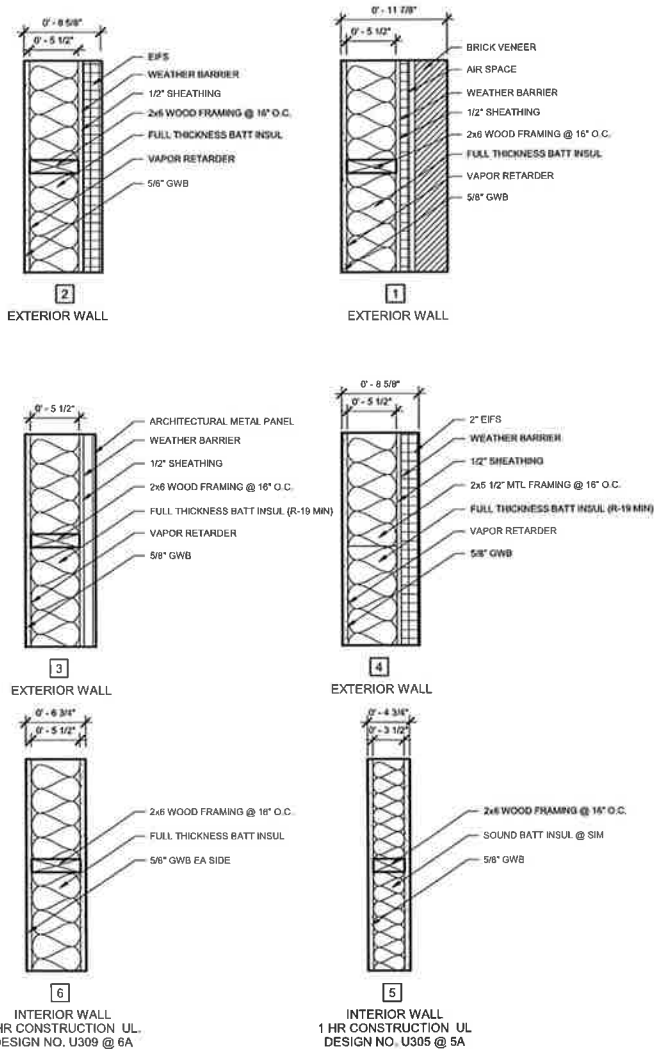
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MATERIAL SYMBOLS



WALL TYPES

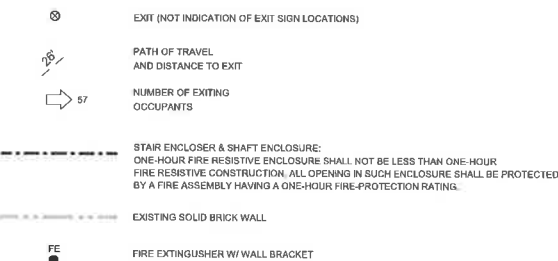


CODE RESEARCH

INTERNATIONAL BUILDING CODE 2015 (IBC)

| INFORMATION | REFERENCE | NOTES |
|--|--|--|
| OCCUPANCY | GROUPS A-2, & S-2 | CHAPTER 3 |
| CONSTRUCTION TYPE | Type V-B (FULLY SPRINKLERED) | TABLE 601 (IBC 2015) TABLE 504.4 (IBC 2015) |
| SQUARE FOOTAGES | TOTAL AREA PER FLOOR | SEE FLOOR PLANS |
| BASEMENT: | 2,183 | |
| FIRST FLOOR: | 5,282 | |
| SECOND FLOOR: | 4,374 | |
| TOTAL S.F. | 11,839 | |
| MAX BASIC ALLOWABLE SQ. FT. (A-2 OCC.) | 18,000 SQ. FT. | TABLE 506.2 (IBC 2015) |
| MAX BASIC ALLOWABLE SQ. FT. (F-2 OCC.) | 38,000 SQ. FT. | |
| MAX BASIC ALLOWABLE SQ. FT. (S-2 OCC.) | 40,500 SQ. FT. | PAGE 102 |
| AREA INCREASE DUE TO FRONTAGE | N/A | SECTION 506 (IBC 2015) |
| AREA INCREASE FOR SPRINKLERED MULTI-STORY BUILDING | N/A | TABLE 506.2 (IBC 2015) PAGE 102 |
| FULLY-SPRINKLERED | YES | SECTION 903 AUTOMATIC SPRINKLER SYSTEMS |
| BUILDING HEIGHT | 85 ft. (Basic), Actual Building 28'-5" | |
| MAXIMUM FEET | 1 ((One) Basic), Actual 2 (Two) | TABLE 504.4 (IBC 2015) |
| CONSTRUCTION (FIRE RESISTIVE REQUIREMENTS) | A-2, S-2 | |
| EXTERIOR BEARING WALLS | 0 Hr. | TABLE 601 (IBC 2015) |
| INTERIOR BEARING WALLS | 0 Hr. | TABLE 601 (IBC 2015) |
| EXTERIOR NON-BEARING WALLS | 0 Hour >= 30 FL | TABLE 602 (IBC 2015) |
| STRUCTURAL FRAME | 0 Hr. | TABLE 601 (IBC 2015) |
| INTERIOR NON-BEARING WALLS & PARTITIONS | 0 Hr. | TABLE 601 (IBC 2015) |
| SHAFT ENCLOSURES | 0 Hr. | SECTION 712 (IBC 2015) |
| FLOORS/CEILINGS | 0 Hr. | TABLE 601 (IBC 2015) |
| ROOF CEILINGS | 0 Hr. | TABLE 601 (IBC 2015) |
| EXTERIOR DOORS & WINDOWS | N/A | |
| AREA SEPARATION WALLS | N/A | |
| EXIT ENCLOSURES (Stairway Construction) | 1 Hr. @ 3 Stories & 2 Hr. @ 4 Story | SECTION 1023 (IBC 2015) |
| EXIT CORRIDORS | N/A | |
| OCCUPANCY SEPARATION WALLS | N/A | TABLE 508.3 (IBC 2015) |
| LIGHT, VENTILATION & SANITATION | | |
| VENTILATION | NATURAL & MECHANICAL | |
| LIGHTING | NATURAL & MECHANICAL | |
| MINIMUM FACILITIES REQUIRED | MEN (4) WOMEN (4) | BARRIER-FREE |
| WATER CLOSETS (PROVIDED) | MEN (4) WOMEN (6) | 1 TOILET EACH ROOM |
| URINALS (PROVIDED) | (2) | 1 URINAL EACH MENS ROOM |
| UNI-SEX ROOMS/FAMILY (PROVIDED) | N/A | N/A |
| LAVATORIES REQUIRED | MEN (2) WOMEN (2) | 1 PER 200 |
| LAVATORIES (PROVIDED) | MEN (4) WOMEN (6) | ALL MEET BARRIER-FREE REQUIREMENTS |
| SERVICE SINK | 1 PROVIDED | |
| DRINKING FOUNTAINS REQUIRED | 0 | |
| DRINKING FOUNTAINS PROVIDED | WATER FILLER IN BAR TOP TO BE PROVIDED | |
| TOTAL OCCUPANT LOAD: | INFORMATION | REFERENCE |
| A-2 (ASSEMBLY) @ 1/15 644 | TOTAL: 601 (ALL FLOORS) | NOTES |
| S-2 (STORAGE) @ 1/300 7 | (SEE COMMENTS BELOW) | |
| TOTAL 651 | | |
| NUMBER OF EXITS REQUIRED | 3 (THREE) | |
| MINIMUM EXIT WIDTH REQ'D | 120' 1" @ GRADE | |
| EXIT WIDTH PROVIDED | 144" @ GRADE | |
| MINIMUM EGRESS WIDTH | AS PER SECTION 1005 (IBC 2015) | |
| MINIMUM EGRESS HEIGHT | 7'-6" MINIMUM | 1003.2 (IBC 2015) |
| COMMON PATH OF EGRESS TRAVEL | 75' (A-2), 100'-0" (S-2) | TABLE 1006.2.1 (IBC 2015) |
| EXIT ACCESS TRAVEL DISTANCE | 200' (A-2), 300' (S-2) | TABLE 1017.2 (IBC 2015) |
| IF BUILDING IS SPRINKLERED (S) | 250' (A-2), 400' (S-2) | TABLE 1017.2 (IBC 2015) |
| EXIT DOOR MINIMUM WIDTH | 32" | SECTION 1010.1.1 (IBC 2015) |
| EXIT DOOR MINIMUM HEIGHT | 80" | SECTION 1010.1.1 (IBC 2015) |
| HORIZONTAL EXIT | 2 Hr. | SECTION 1026 (IBC 2015) |
| # OF OCCUPANTS SERVED | 601 (BUILDING TOTAL) | |
| SMOKE PROOF ENCLOSURES | N/A | SECTION 1023.11 (IBC 2015) |

CODE PLAN KEY



Project:

COWBOY JACKS SHELL PACKAGE ENCLAVE

Location:
506 BROADWAY
FARGO, ND 58102

Drawn By:
MFB

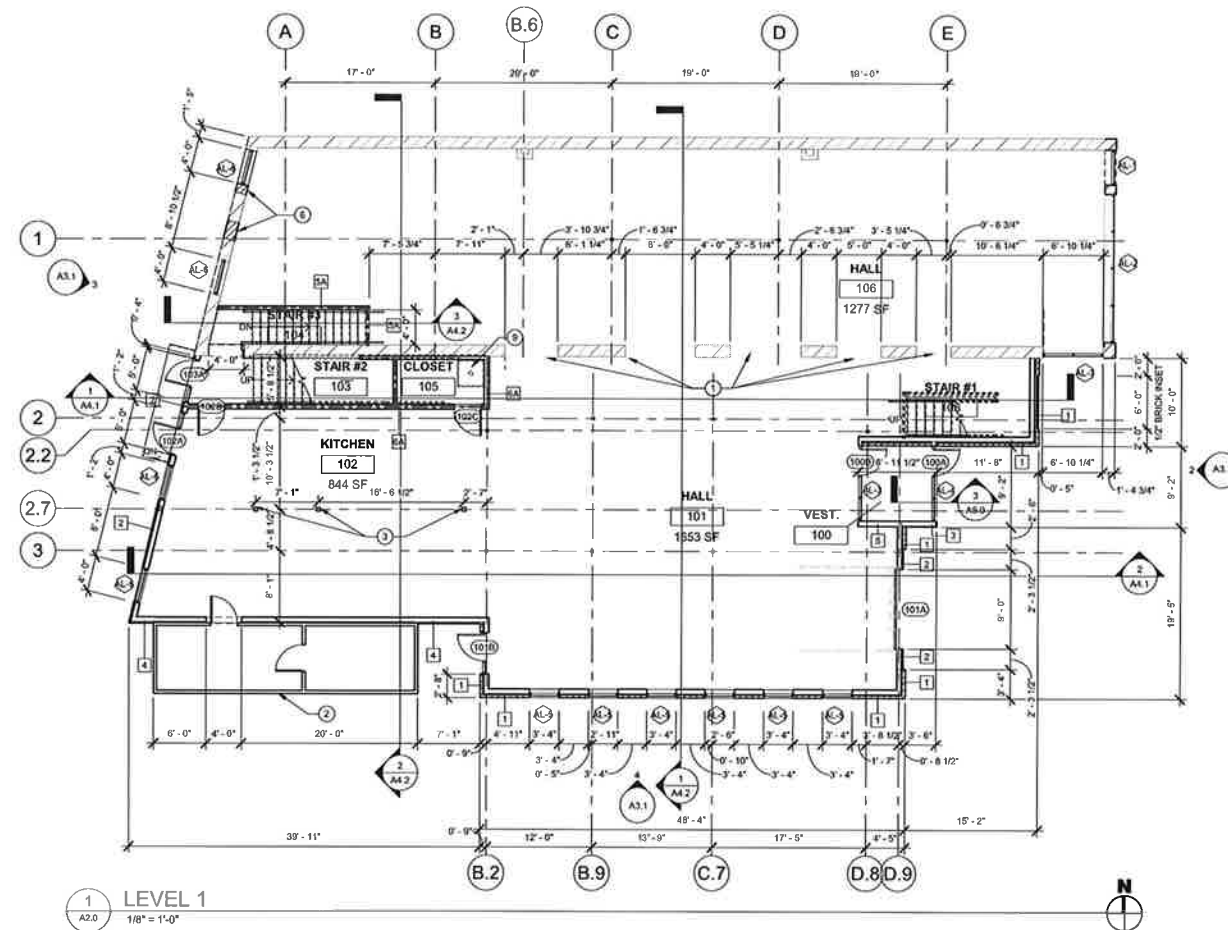
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Job Number:
2018.15

Sheet Name:
CODE PLANS

Sheet Number:

CD-1



GENERAL NOTES

- ALL DIMENSIONS ARE FROM FACE OF NEW MASONRY, OR FACE OF WOOD STUD WALLS UNLESS OTHERWISE NOTED.
- ALL EXISTING DIMENSIONS TO BE FIELD VERIFIED.
- SEE CIVIL DRAWINGS FOR SIDEWALKS, SEE STRUCTURAL DRAWINGS FOR STOODS AND DETAILS.

PLAN KEYNOTES

- NEW MASONRY OPENING - SEE STRUCT FOR LINTEL SCHEDULE.
- COOLER/FREEZER BY OTHERS - COORD. W/ KITCHEN CONSULTANT.
- WOOD POST - SEE STRUCT.
- ALUMINUM STOREFRONT AWNING SYSTEM.
- MECHANICAL SCREEN WALL & MAIN DOOR W/ FINISH TO MATCH SCREEN WALL.
- EXISTING OPENING, INFILL WITH BRICK TO MATCH ADJACENT BRICK.
- ROOF DRAIN & OVERFLOW DRAIN.
- RAIN LEADER AND CONDUCTOR HEAD - DRAIN TO ROOF BELOW.
- SERVICE SINK - BID UNDER FUTURE PACKAGE, SHOWN FOR REFERENCE ONLY.

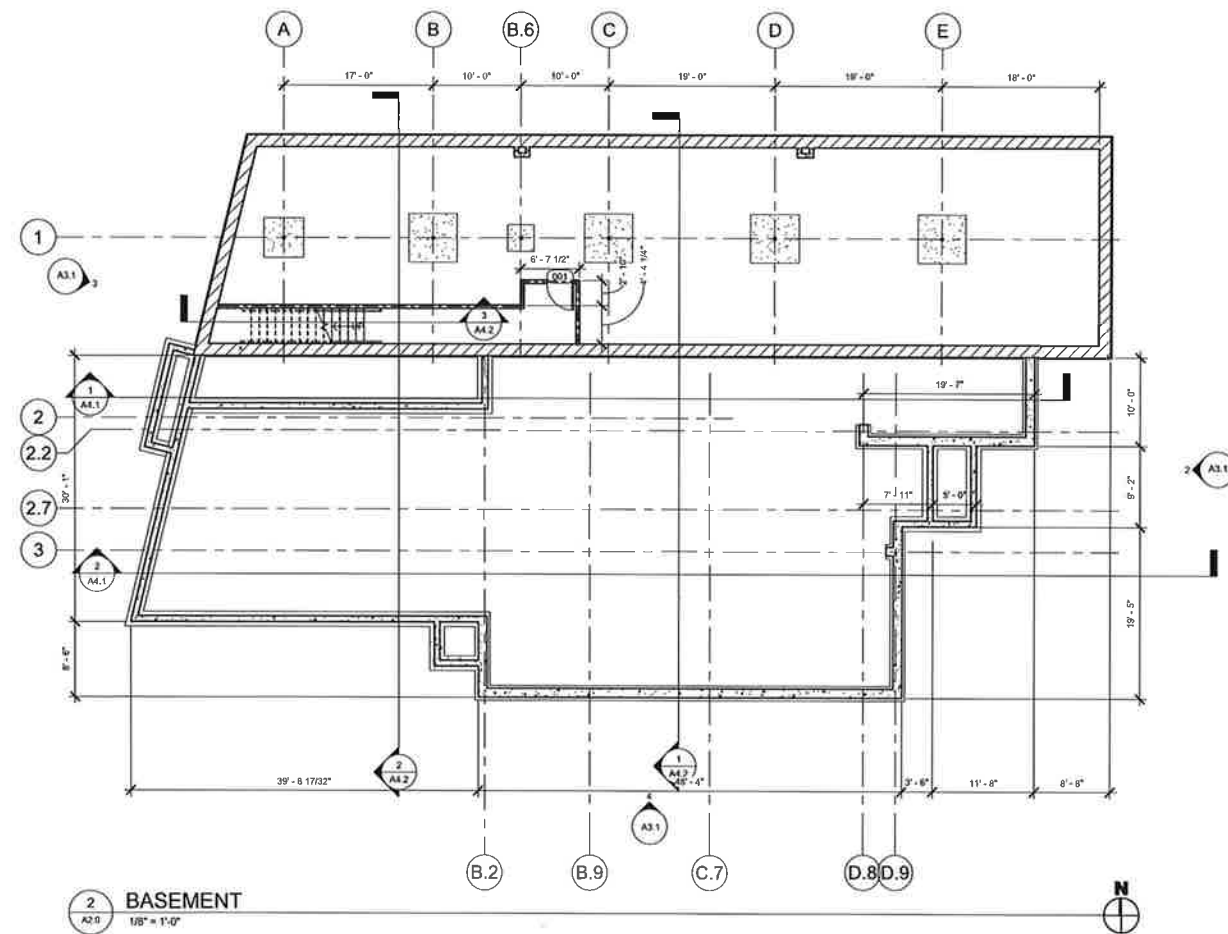


I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of North Dakota.

[Signature]
Date: _____ Reg. No. _____



Project:



COWBOY JACKS SHELL PACKAGE ENCLAVE

Location:
506 BROADWAY
FARGO, ND 58102

Drawn By:
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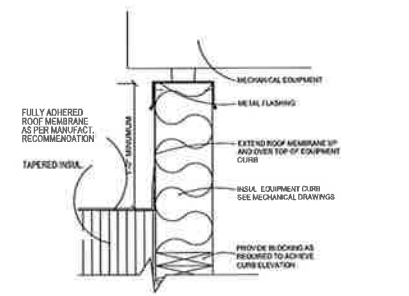
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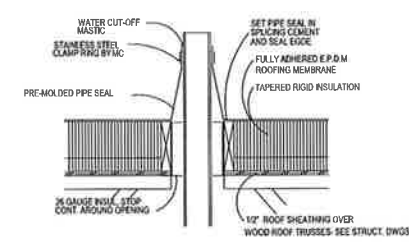
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Sheet Name:
FLOOR PLAN

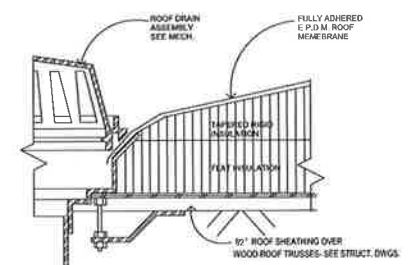
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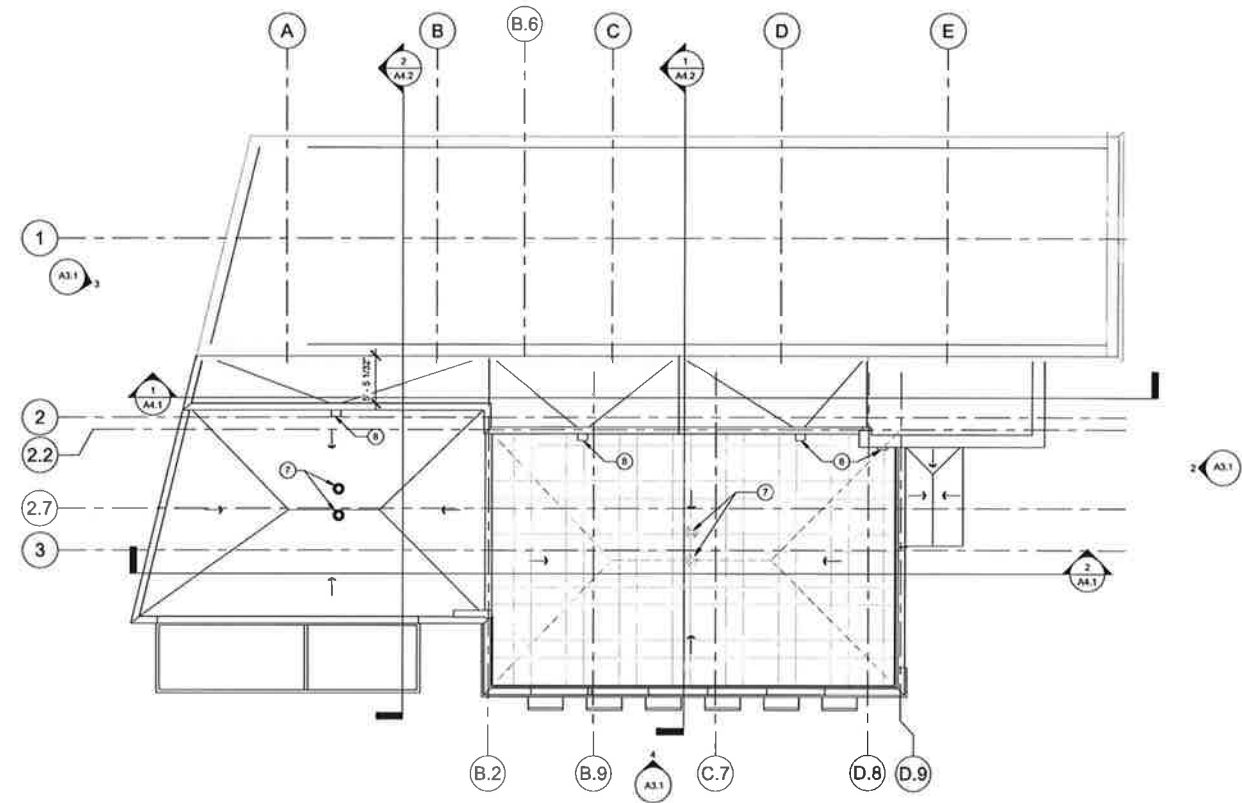
5 ROOF CURB
A2.1 1 1/2" = 1'-0"



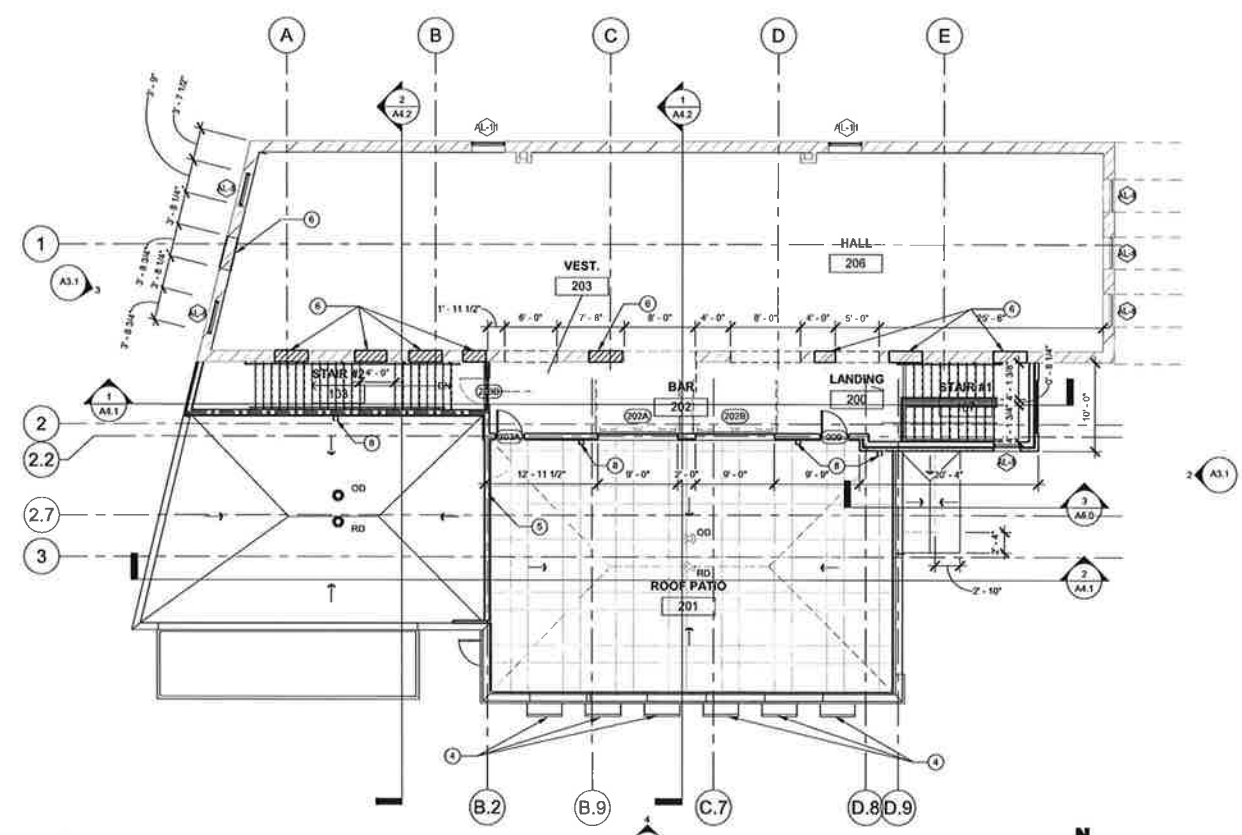
4 ROOF VENT
A2.1 1 1/2" = 1'-0"



3 ROOF DRAIN
A2.1 1 1/2" = 1'-0"



1 ROOF PLAN
A2.1 1/8" = 1'-0"



2 LEVEL 2
A2.1 1/8" = 1'-0"

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3. SEE CIVIL DRAWINGS FOR SIDEWALKS, SEE STRUCTURAL DRAWINGS FOR STOOPS AND DETAILS.

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8. RAIN LEADER AND CONDUCTOR HEAD - DRAIN TO ROOF BELOW
9. SERVICE SINK - BID UNDER FUTURE PACKAGE, SHOWN FOR REFERENCE ONLY

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ARCHITECTS INTERIORS
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www.dstroh.com

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[Signature]
Date: _____ Reg. No. _____

PROJECT: COWBOY JACKS SHELL PACKAGE ENCLAVE

Project:

COWBOY JACKS SHELL PACKAGE ENCLAVE

Location:
506 BROADWAY
FARGO, ND 58102

Drawn By:
MFB

Date:
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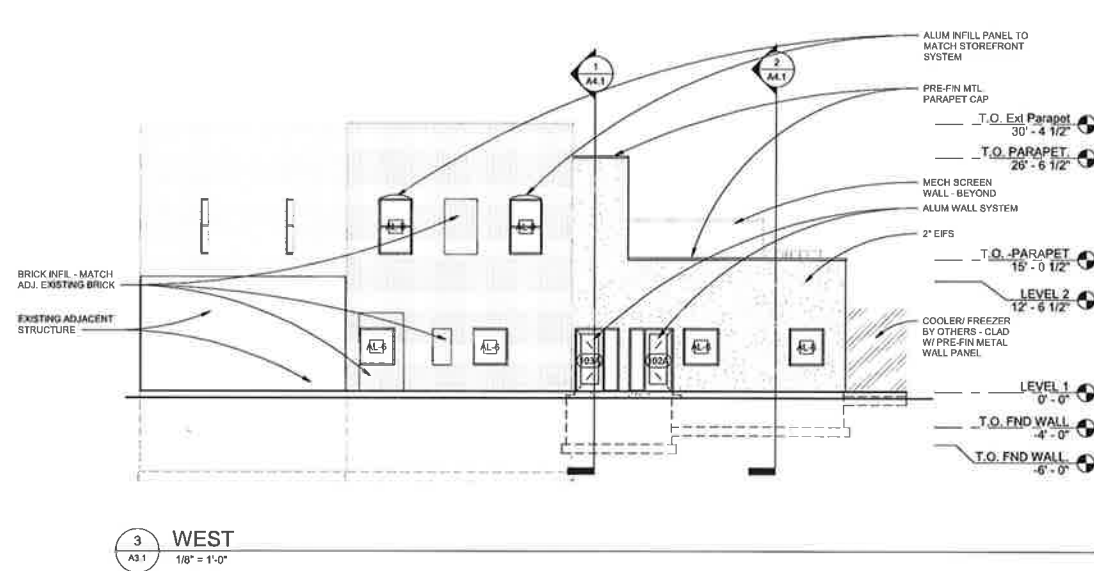
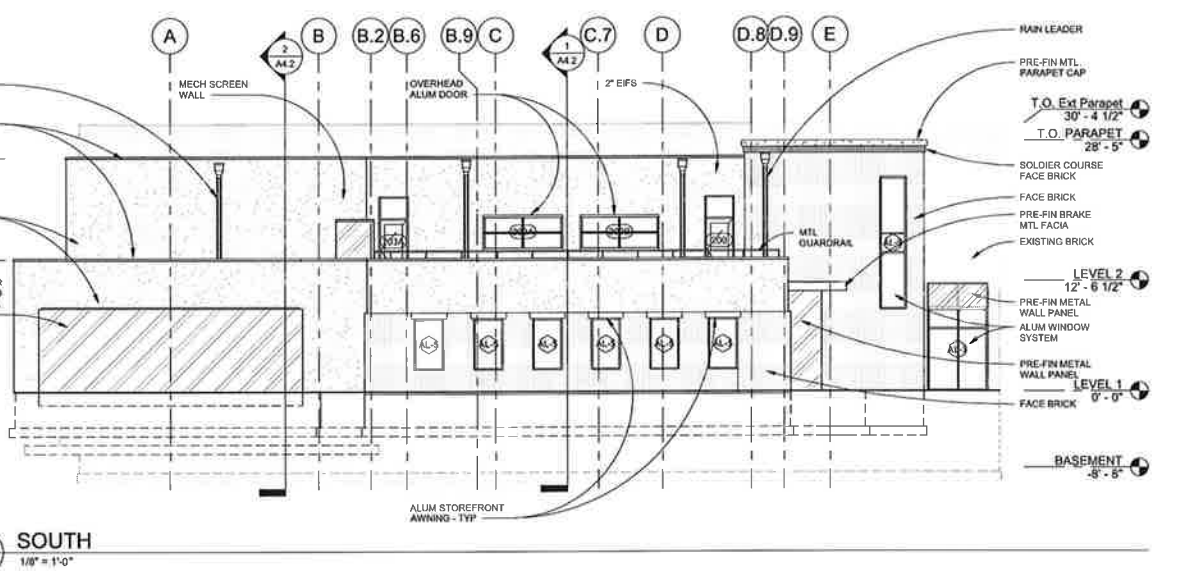
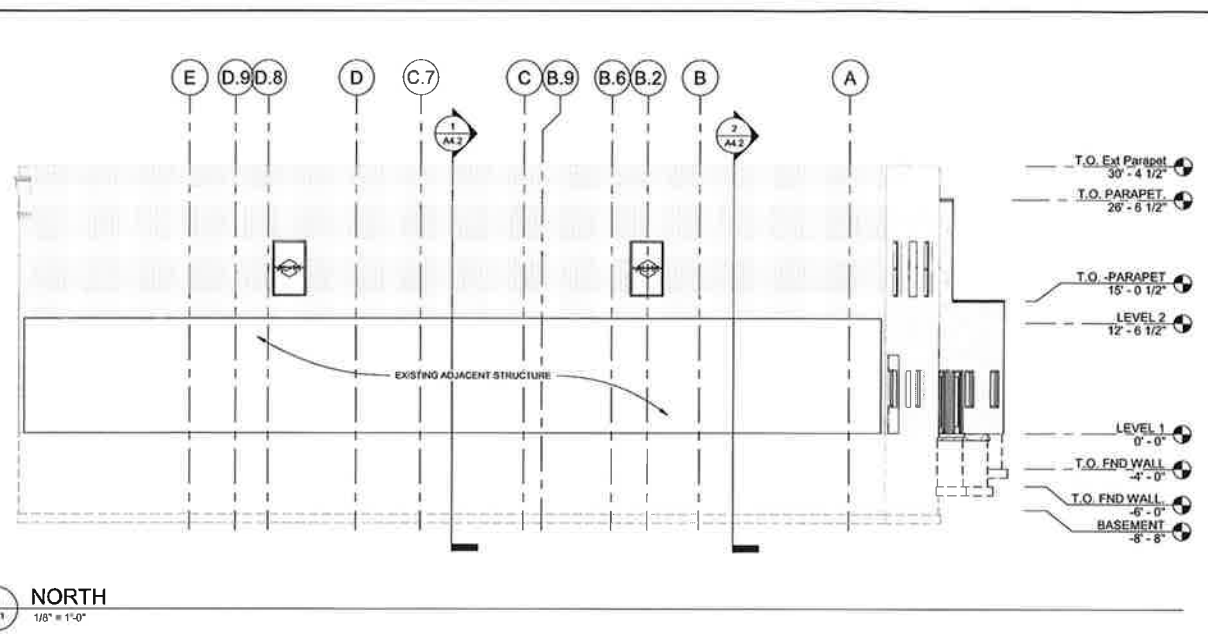
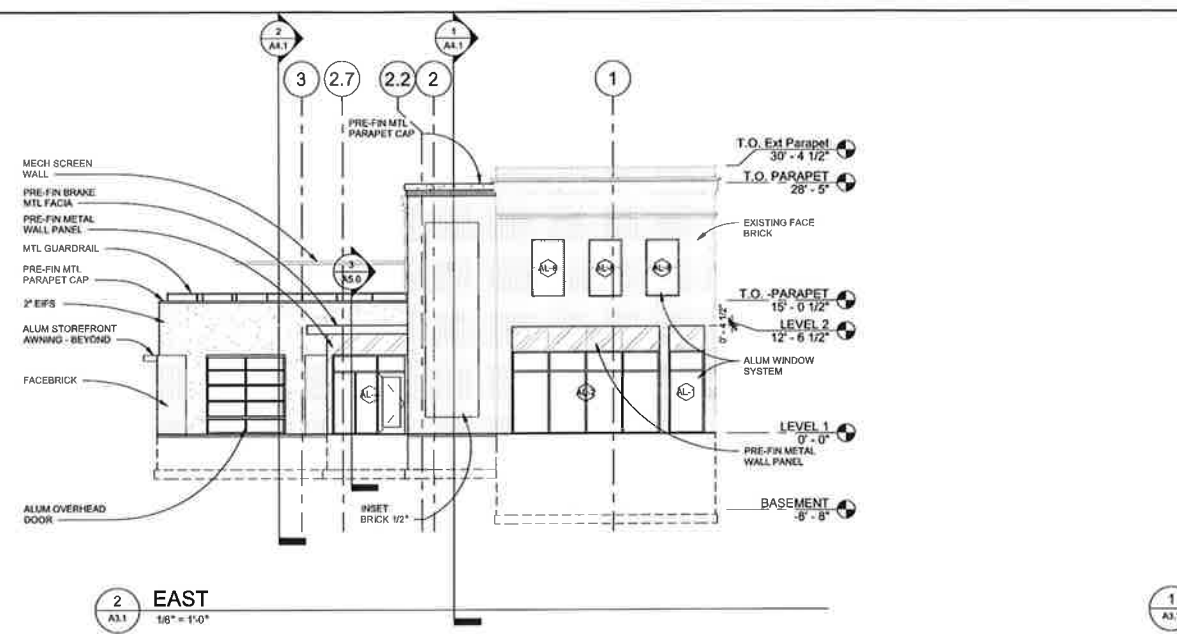
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07/19/2018

Job Number:
2018.15

Sheet Name:
FLOOR PLANS

Sheet Number:

A2.1



LDC - 20-0212 DMU GROUND-FLOOR TRANSPARENCY REQUIREMENT

1. AT LEAST 35% OF THE GROUND FLOOR FACADE OF THE BUILDING ALONG SIDEWALKS SHALL BE COMPRISED OF WINDOWS, DOORS AND OTHER TRANSPARENT ELEMENTS (E.G. GLASS BLOCK) THAT ALLOW VIEWS INTO BUILDINGS, PLAZAS OR ARCADES. CALCULATIONS SHALL BE BASED ON THE LINEAR FOOTAGE OF THE GROUND FLOOR, AND SAID TRANSPARENT ELEMENTS SHALL BE A MINIMUM OF FOUR FEET IN HEIGHT.

- EAST ELEVATION - BROADWAY
- REQUIRED: 63'-0" BUILDING LF X 35% = 22'-3"
- PROVIDED: 34'-4"

- WEST ELEVATION - ROBERTS
- REQUIRED: 56'-10" BUILDING LF X 35% = 19'-11"
- PROVIDED: 22'-0"



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COWBOY JACKS SHELL PACKAGE ENCLOSURE

Location:
506 BROADWAY
FARGO, ND 58102

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Author

Date:
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07/19/2018

Job Number:
2018.15

Sheet Name:
BUILDING SECTIONS

Sheet Number:

A4.1

