# HISTORIC PRESERVATION 11.1 REVIEW

City Clerk's Office
520 3rd Street, Suite 230 / PO Box 270
Brookings, SD 57006
(605) 692-6281 phone; (605) 692-6907 fax
sbungard@cityofbrookings.org

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South Dakota State Law SDCL 1-19A-11.1 Review Required

- SDCL 1-19A-11.1 requires local governments to extend certain protections to historic properties listed on national, state or local registers.
- Local governments are not to issue a permit for any project that would encroach upon, damage or destroy a designated property if there is a feasible and prudent alternative that would prevent such encroachment or destruction.
- Projects subject to review under SDCL 1-19A-11.1:
    - Any project which requires a permit and involves the exterior of a structure within a historic district
    - Any project which requires a permit for demolition or moving and which is within a historic district or listed on the National Register
    - Other: Rezonings, conditional use permits, street vacations

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**Applicant Name:**

Matthew Weiss, Architect, designArc Group
Dave Jones, Owner's Rep, Jacks Entertainment, LLC

**Date:**

REVISED: 2/05/2020

**Project Address:**

327 Main Avenue, Brookings, SD 57006
(Formerly "Ram Pub")

**Mailing Address:**

designArc Group; 830 2nd Street S, Brookings, SD 57006
Owner's Group: PO Box 8100, Brookings, SD 57006

**Cell Number:**

designArc Group; (605) 691-1611
Owner's Group: (605) 691-1322

**Email:**

designArc Group; matthew@designarcgroup.com
Owner's Group: David.Jones@ebankstar.bank

**Historic District:**

Commercial (Downtown)

**General Project Description:**

The ***overall project*** involves the rehabilitation of the formerly named "Ram Pub" from a restaurant to a "western-themed sports bar", utilizing both the main and upper floors for the new business, while the lower level "O'Hare's" business will remain in operation as-is.

The ***portion of the project pertaining to the historic preservation 11.1 review*** involves:

1. *Removal* of non-historic green window boarding and window *replacement* to match historical photos and provide enhanced thermal performance.
2. *Removal* of non-historic exterior paint on the main-level stone block (presuming sandstone).
3. *Addition* of a ramp on NW side of building serving the NW entrance door, to provide accessible entrance meeting 2015 IEBC requirements and 2015 IBC requirements.
4. *Partial Replacement* of the existing non-historic vestibule and canopy serving "O'Hare's" lower level entrance to enhance appearance and water-tightness of vestibule.
5. *Cleaning* of all cast stone trim, including window sills, column base and capitals, entablature, cornices, window/door hoods, etc. Essentially this shall cover all light trim work in the photo below.

Fig. 01 (Historic photograph of First National Bank)

Fig. 02 (Photograph taken by designArc Group)

**Do you plan to repair the historic original materials?:** ____X___ **Yes** _____ **No**

**What method will be used in treatment of the historic original materials?:**

Regarding the removal of non-historic exterior paint, it is proposed per the following steps:

1. Determine whether the paint contains lead, and notify the appropriate parties if so.
2. At first attempt, it shall be removed with a medium-pressure water jet as the easiest means possible.
3. If a water jet method proves unsuccessful, a Mason shall be contracted to determine precisely what type of stone the affected area is comprised of. Following that, it shall be removed with an alkaline cleaner acceptable for use on the existing stone, per the findings of the Mason.
4. The paint and refuse water/cleaner shall be handled and disposed sustainably without runoff into the storm sewer.

Fig. 03 (Example of Paint on Limestone @ North)

Fig. 04 (Example of Paint on Limestone @ East)

Regarding the cleaning of the existing cast stone trim, it is proposed to follow the same steps as that above, with the exception of Item No. 1. It is anticipated that no paint (lead-based or otherwise) is present.

**If the proposal includes removal of any historic original materials or exterior features or spaces, provide documentation as to the condition of the original materials and reasons for removal:**

Regarding the replacement of the existing windows, the existing window sashes and frames are built of wood. Most of the original wood frames separating each of the window clusters are still intact behind the non-historic green window boarding. However, the condition of the wood frames varies from moderate deterioration to minor deterioration. Some of the original frames were previously modified for new non-historic window openings. About 40% of the original wood-sash windows are intact. The condition of the sashes varies, from moderate to severe deterioration. Several of the glass panes are broken. It is our interpretation that reuse of the existing windows and wood trim would be imprudent at this point, due to the condition as evidenced above and in the proceeding photos.

Fig. 01 (Example of several window RO's modified by previous tenant)

Fig. 02 (Picture of existing non-historic window boarding)

Fig. 03 (Example of average condition of wood framing and wood trim)

Fig. 04 (Same as previous)

Special note: Any leaded-glass windows shall be carefully removed during demolition and safely stored, until placed back into the rough opening (see section below regarding new materials proposed). It is our understanding that there is leaded glass above the northwest entrance and above the current "O'Hare's" vestibule (upper lites). These are the only understood locations with leaded glass.

**If new materials are proposed, what materials will be used?:**

Regarding the window replacement, we propose to use a thermally broken, aluminum storefront system for all new windows. Efforts will be made to match the existing size of each glazing lite as closely as is feasible with the product to be used. Efforts will also be made to match the color of the historic window sashes, when that is fully understood (photos represent either a "natural" or "white" sash. Using an aluminum storefront system would provide enhanced thermal performance and greater longevity to other available products.

All new glazing units are proposed to be double-pane insulated glazing units with a Low-E coating on the 3rd surface. The original glazing units were clear, uninsulated single-pane lites. Many of the flanking, lower windows were originally single-hung, while the lower-center and transom windows were all originally fixed. The new glazing units are proposed to all be fixed so as to help eliminate potential noise-pollution from the interior of the bar occupancy to the exterior sidewalk. This will also help alleviate any potential insurance concerns the Owner's group may face with operable windows in a bar occupancy anticipating the concern of heavy inebriation. The exterior lite of all glazing units is proposed to have a light gray tint. The tint level has been carefully chosen to respect the historic character of the building, but also as a practical means of some concealment of a bar atmosphere from the public way. The tint value is proposed to be either 50 or 70% light transmittance depending on Owner's selection, but no less than (darker than) 50%. See the product literature sheets.

Regarding the existing historic leaded glass windows, they shall be replaced in their original configuration behind new aluminum storefront systems. This provides the appearance outside of a uniform window style but maintains the integrity of the leaded glass from the inside, adding to the natural ambiance of a bar setting. It should also improve the longevity of the leaded glass windows themselves.

Regarding the new vestibule/canopy for the "O'Hare's" business, the New vestibule shall be built with aluminum storefront systems matching the previous, with standard gray anodized aluminum finish. The existing fabric canopy will be removed and replaced with a flat roof. The finish at the roof fascia wall is being proposed as a brake-metal finish, with color to match the anodized gray storefront mullions. The overall appearance of the new vestibule is purposefully designed to be distinctive from the original historic structure.

**If new materials are proposed, what alternatives were considered?:**

THIS SECTION REVISED 2/05/2020: Regarding the window replacement, an aluminum storefront system is being proposed (see above). An alternate that was considered was an *aluminum-clad wood window*. See the attached product literature sheets at the end of the packet, labeled as "Alternate Window Considered".

Several key factors led to the decision to pursue a storefront window system throughout:

1. **Weather-Tightness:** Providing a single window system within the existing masonry rough opening would reduce the possibility of water infiltration by reducing the number of components. An aluminum-clad wood window with wood framing around and in between each window cluster would require the addition of added framing, an air infiltration barrier wrap, metal flashings at each horizontal framing element at minimum, as necessary as well as a finish material that would require additional maintenance such as paint over wood. The likelihood of failure of any one of those elements is quite high in comparison to a storefront window system.
2. **Longevity/Durability:** A storefront window system and aluminum-clad wood window, from an exterior perspective, have a relatively similar durability to weather, UV, scratches, etc. However, the window system chosen had to stand up to the potential for heavy abuse at the interior as well, in the form of scratches, glass water rings, etc. with respect to the bar occupancy. A storefront window system would provide the greatest interior durability of both options considered.
3. **Lead Time:** Proceeding with an aluminum wood-clad window system would result in a significantly larger lead time, per an analysis from a local window/glazing supplier, than a storefront window system. The reduced lead time of a storefront window system would help alleviate any concerns of being able to open the facility during their targeted seasonal window.

Regarding the new entrance vestibule/canopy, an EIFS or thin brick fascia at the roofline was considered. It was determined that an attempt to match the existing historic brick would be both difficult and untruthful about the extents of historic construction. Utilizing EIFS was determined to be avoidable, as no immediately adjacent buildings have an EIFS or stucco finish visible.

**Is replacement of missing features proposed? If so, substantiate with documentary, physical, or pictorial evidence:**

N/A.

**Is the project attempting to qualify for State Property Tax Moratorium or Federal Tax Credit?**

**_____ Yes ____X___ No**

**Does the proposal involve removal or moving of a structure? Please include a narrative of all feasible and prudent alternatives that have been considered for the project, describing how all possible efforts have been made to minimize harm to the historic property, including the reasons for rejection:**

N/A.

**Is an addition or new construction proposed? If so, please describe and include drawing/schematics with proposal:**

- **Site Plan drawn to scale showing the existing structure(s) and proposed improvements. The site plan should clearly create a graphic representation of the building footprint(s) and any other elements that are part of the request.**
- **Elevation sketches drawn to scale showing the proposed changes including description of materials to be used (materials plan).**

Please see the attached drawing files in the proceeding pages, including demo/new site plans and demo/new elevations.

Regarding the addition of a ramp to provide a means of accessible entrance, it was briefly considered to provide the accessible entrance (ramp) at the main entrance facing Main Avenue. However, we felt that this would certainly encroach upon the historic nature of the property if we were to cover the monument steps into the East entrance. Because the building was already provided with a secondary entrance facing the north, it was determined that the ramp should go at the secondary entrance. This is generally in accordance with the 2015 IEBC, which only requires one accessible entrance to historic properties.

The ramp shall be constructed of painted cast-in-place concrete walls with paint finish to match the color of the existing stone base of the building (dark 12” strip near grade), whereas the ramp surface and landing shall be gray to match the sidewalk. The original concrete steps into the building shall not be removed but covered per NPS recommendations.

The guardrail shall be a 1-1/2” dia. tube railing, with paint finish to match the mortar color of the building. The guardrail shall be designed so as not to tie into the existing brick wall, but be surface-mounted to the new ramp walls.

Fig. 01 (Northwest Entrance for proposed ramp location)

Fig. 02 (East Entrance, as predominant historic feature to avoid ramp location)

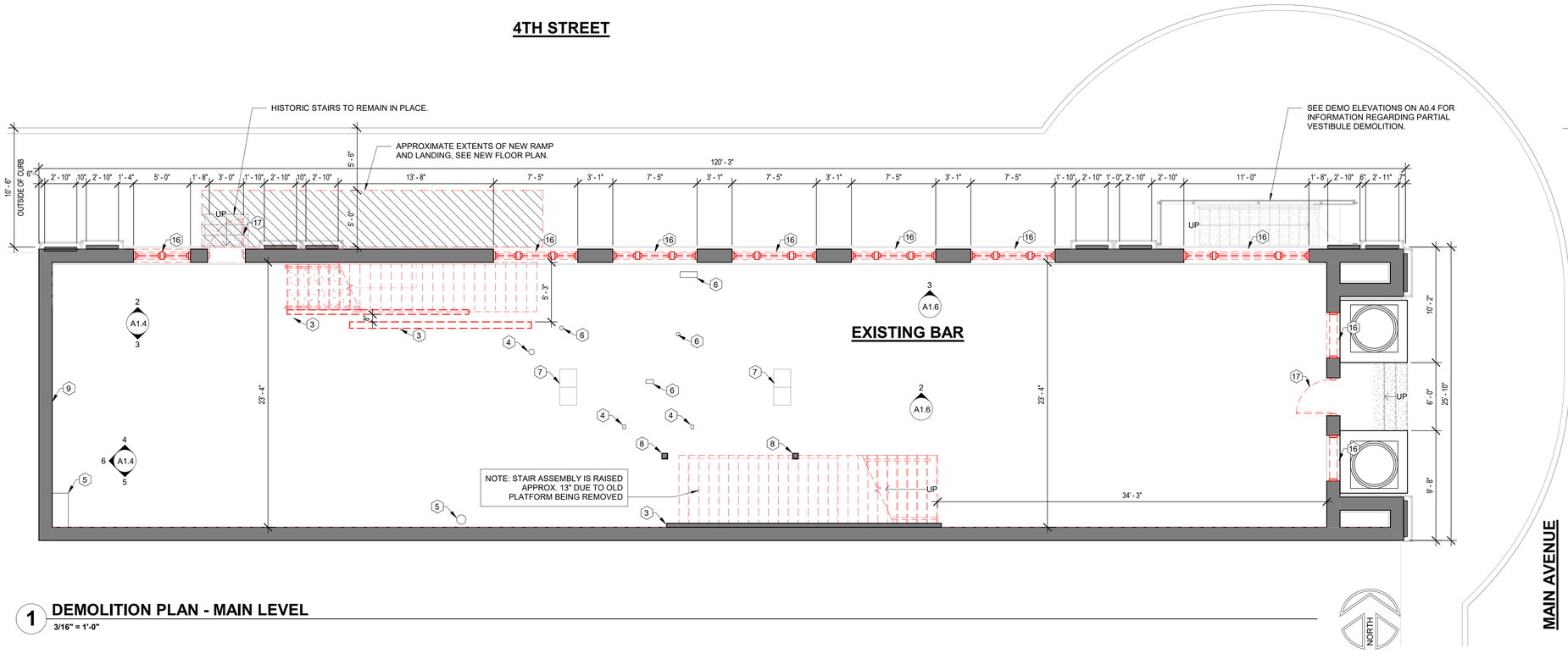
Regarding the partial replacement and new construction of the "O'Hare's" vestibule entrance/canopy, the original use (presumed to be a barber shop) of the lower level space did not include an entrance vestibule or canopy. However, the practical benefits of retaining a vestibule for the lower level (safety, snow removal, climate control) far outweigh the benefits of removing it altogether to match the historical photograph. That being, there is no direct historical precedent for the design of the new entrance vestibule/canopy.

The existing non-historic entrance canopy currently "cuts" through one of the window locations. If it weren't for the green window boarding, this condition would very likely allow easy water infiltration into the vestibule. The Owner's group wishes to provide a revised entrance vestibule that does not encroach upon the existing window framing. Therefore, it is proposed to adjust both the finish opening of the hidden window, and adjust the height of the vestibule to avoid the new window framing altogether. The flat roof will be placed below the original historic leaded glass windows (upper windows); the lower window opening would be modified. A flat roof is being proposed to help maximize the remaining glazing sqft. Views will still be preserved, if limited, from the original corner window to the street. This allows the original window location and rough opening to be retained, as well as the upper leaded glass windows to remain in their shape and configuration, while providing common-sense water prevention measures with a vestibule.

Fig. 05 (Current vestibule canopy cuts thru window location)

Fig. 06 (Same canopy from other direction)

# FOR SHPO REVIEW




## 1 DEMOLITION PLAN - MAIN LEVEL

3/16" = 1'-0"

## GENERAL NOTES - FLOOR PLANS

A. ALL DIMENSIONS FROM FACE OF STUD UNLESS CLEARLY NOTED OTHERWISE.
B. ALL INTERIOR WALL TYPES TO BE WALL TYPE 'A1' UNLESS OTHERWISE NOTED. WALL TYPES LISTED ON SHEET T1.3.
C. FLOOR FINISH TRANSITIONS TO BE 1/4" MAX. BETWEEN FINISH HEIGHTS.
D. VERIFY ALL APPLIANCE DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY.
E. PROVIDE WATER-RESISTANT GYP. BD. AT ALL BATHROOM WALL SURFACES UNLESS CLEARLY NOTED OTHERWISE. MAINTAIN FIRE-RESISTANCE RATING, WHERE REQ'D.
F. CAULK PERIMETER OF ALL BACKSPLASHES. CAULK JOINT TO BE CLEAR OR MATCH COLOR OF ADJ. WALL FINISH.
G. SEE SHEET A7.1 FOR DOOR/WINDOW/FRAME ELEVATIONS, DOOR SCHEDULE AND WINDOW SCHEDULE.
H. SEE ROOM FINISH SCHEDULE ON SHEET A7.1 FOR ALL INTERIOR FINISHES TO BE PROVIDED.
I. MOVABLE FURNITURE SHOWN AS REFERENCE ONLY (NOT IN CONTRACT).
J. NOTE ESPECIALLY: THE SCOPE OF THIS ARCHITECT'S CONTRACT IS TO PROVIDE EXISTING FLOOR PLAN-VIEW DRAWINGS OF THE MAIN AND UPPER LEVELS, AS AS-BUILT RECORD DRAWINGS FOR THE OWNER'S LATER USE, AS WELL AS PROVIDE ASSISTANCE WITH THE CONVERSION OF THE BUILDING INTO BAR AND ANY ASSOCIATED WORK.
K. NOTE ESPECIALLY: ALL EXISTING DRAWINGS AND INFORMATION THEREIN ARE APPROXIMATE AND ARE DRAWN TO A REASONABLE DEGREE OF ACCURACY, AND PRODUCED WITHOUT ANY DEMOLITION OR FULL ANALYSIS OF EXISTING CONSTRUCTION.
L. NOTE ESPECIALLY: VERIFY ANY CRITICAL EXISTING CONSTRUCTION DIMENSIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY.

## ⬡ KEYNOTES - DEMOLITION PLANS

1. EXISTING CONCRETE STRUCTURAL BEAM ABOVE TO REMAIN
2. EXISTING CONCRETE STRUCTURAL COLUMN TO REMAIN
3. REMOVE DASHED PORTIONS OF WALLS WHERE INDICTED
4. EXISTING ELECTRICAL COMPONENTS TO REMAIN
5. EXISTING PLUMBING COMPONENTS
6. EXISTING HOLES IN FLOOR
7. HVAC COMPONENTS
8. 6" SQUARE COLUMN
9. 1" PLASTER
10. SKYLIGHT
11. ATTIC ACCESS HATCH
12. PREP/CUT EXIST. FLOOR IN AREAS INDICATED FOR NEW PLUMBING FIXTURE WASTE LINES.
13. REMOVE EXISTING STAIR & RAILINGS IN ITS ETIRETY. PREP EXISTING OPENING FOR NEW STAIR INFILL.
14. EXTEND FLOOR OPENING FOR NEW STAIR INFILL. SEE STRUCT. FOR FRAMING REQUIREMENTS.
15. REMOVE PORTION OF EXISTING WALL FOR NEW STAIR INFILL, SEE STAIR SECTIONS FOR DETAILS.
16. EXISTING WINDOW AND FRAME TO BE REMOVED IN ITS ENTIRETY. SEE DEMO ELEVATIONS FOR MORE INFORMATION. NOTE ESPECIALLY INFORMATION REGARDING HISTORIC LEADED-GLASS WINDOWS.
17. DOOR SWING TO BE REVERSED, SEE DEMO ELEVATIONS FOR MORE INFORMATION.
18. EXISTING WASTE LINE.
19. EXISTING WASTE STANDPIPE.
20. EXISTING FURNACE AND DUCTWORK.
21. EXISTING CONC. PAD.
22. EXISTING LINE PRESSURE PUMP.
23. EXISTING WINE COOLER.
24. EXISTING 4'-4" X 1'-8" FRAMED BOX.
25. EXISTING ABANDONED WATER LINE.
26. EXISTING SPRINKLER LINE.
27. ICE MACHINE.
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30. FURNACE DISCONNECT.
31. EXISTING ELEC. SERVICE LINE.
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33. EXISTING WATER SERIVE LINE 1".
34. EXISTING ABANDONED WATER SERVICE.
35. EXISTING 7" ROOF DRAIN 5'-8" A.F.F.
36. EXISTING FLOOR DRAIN.

## FLOOR PLAN LEGEND:

| | |
|---|---|
| | INDICATES ACCESSIBLE ROOM |
| | INDICATES HEARING IMPAIRED ROOM, SEE ELECTRICAL. |
| | WALL TYPE, SEE SHEET T1.3. |
| W3 | WINDOW / STOREFRONT TYPE, SEE SHEET A7.1. |
| 1 | DOOR #, SEE SHEET A7.1. |
| | DOOR APPROACH FOR ADA CLEARANCES |
| | SHEAR WALL, SEE STRUCT. |
| FD | FLOOR DRAIN, SEE MECH. |
| FS | FLOOR SINK, SEE MECH. |
| DS | DOWNSPOUT |

NOTE: NOT ALL DESIGNATIONS WILL APPEAR.

**PRELIMINARY PLANS - NOT FOR CONSTRUCTION**

DATE PRINTED: 1/30/2020 10:57:36 AM


dA group
Architecture | Planning | Interiors
830 2nd Street South
Brookings, SD 57006 | P: 605.692.4008
315 N. Main Ave. Ste. 301
Sioux Falls, SD 57104 | P: 605.692.4008


STAMP:

**PRELIMINARY PLANS**

NOT FOR CONSTRUCTION

REVISIONS:

| NO. | DESCRIPTION: | DATE: |
|---|---|---|

SHEET NAME: **DEMOLITION PLAN - MAIN LEVEL**

FULL-SCALE: 24x36
HALF-SCALE: 12x18
DRAWING MAY NOT BE PRINTED TO SCALE

PROJECT NO. DA20_003

**RAM PUB RENOVATION**

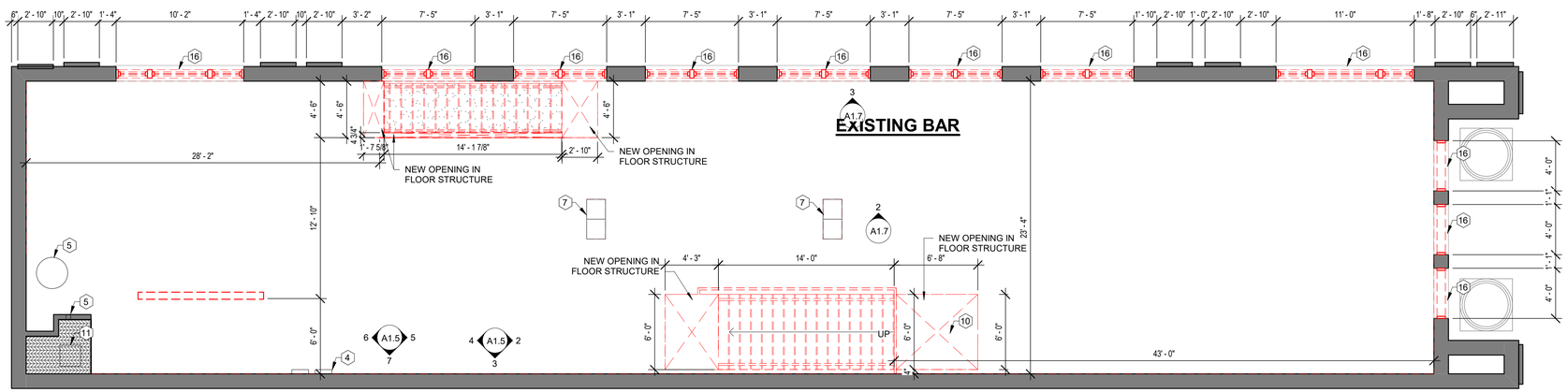
BROOKINGS, SD

PROJECT MANAGER: MATTHEW WEISS

DATE: 01/30/2020

SHEET: A0.1

# FOR SHPO REVIEW




## 1 DEMOLTION PLAN - UPPER LEVEL

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| | DOOR APPROACH FOR ADA CLEARANCES |
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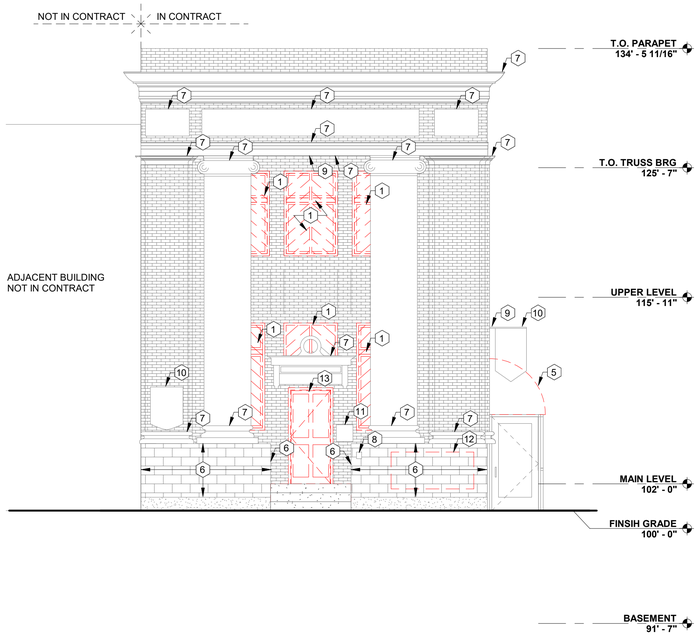
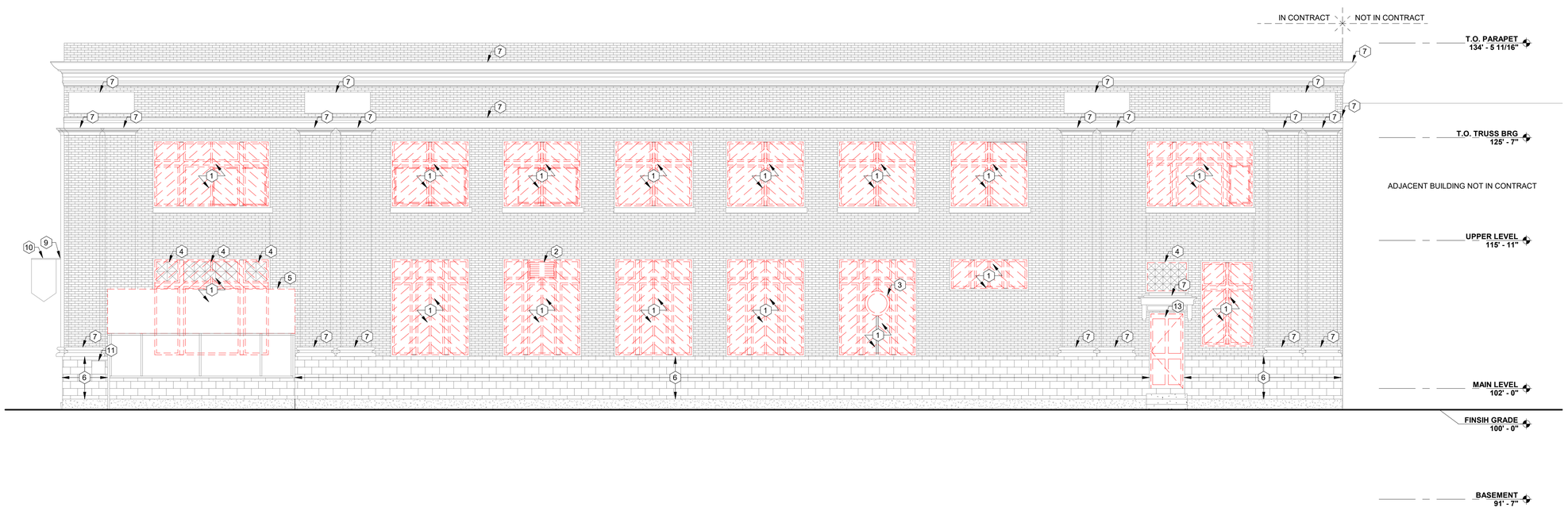



## 1 DEMOLITION ELEVATION - EAST

3/16" = 1'-0"




## 2 DEMOLITION ELEVATION - NORTH

3/16" = 1'-0"

## GENERAL NOTES - DEMO ELEVATIONS

A. CONFIRM ITEMS FOR SALVAGE WITH OWNER PRIOR TO DEMO WORK COMMENCING. REPORT TO ARCHITECT FOR RECORD.

## KEYNOTES - DEMO ELEVATIONS

1. REMOVE AND SALVAGE EXISTING GREEN WINDOW BOARDING. REMOVE EXISTING WINDOWS AND WINDOW FRAMING DOWN TO ROUGH OPENING & PREPARE R.O. FOR INFILL OF NEW ALUMINUM STOREFRONT WINDOW SYSTEMS.
2. REMOVE EXISTING LOUVER & ANY ASSOCIATED DUCTWORK.
3. REMOVE EXISTING EXHAUST VENT & ANY ASSOCIATED DUCTWORK.
4. EXISTING LEADED GLASS WINDOWS TO BE REMOVED CAREFULLY AND STORED SAFELY UNTIL REINSTALL IN SAME PLACE/CONFIG. BEHIND NEW WINDOW SYSTEMS.
5. REMOVE EXISTING FABRIC AWNING / CANOPY ABOVE THE RAM PUB.
6. TO REMOVE EXISTING NON-HISTORIC PAINT:
   1. DETERMINE WHETHER THE PAINT CONTAINS LEAD, AND NOTIFY THE APPROPRIATE PARTIES IF SO.
   2. AT FIRST ATTEMPT, IT SHALL BE REMOVED WITH A MEDIUM-PRESSURE WATER JET AS THE EASIEST MEANS POSSIBLE.
   3. IF A WATER JET METHOD PROVES UNSUCCESSFUL, A MASON SHALL BE CONTRACTED TO DETERMINE PRECISELY WHAT TYPE OF STONE THE AFFECTED AREA IS COMPRISED OF. FOLLOWING THAT, IT SHALL BE REMOVED WITH AN ALKALINE CLEANER ACCEPTABLE FOR USE ON THE EXISTING STONE, PER THE FINDINGS OF THE MASON.
   4. THE PAINT AND REFUSE WATER/CLEANER SHALL BE HANDLED AND DISPOSED SUSTAINABLY WITHOUT RUNOFF INTO THE STORM SEWER.
7. TO CLEAN ALL HISTORICAL ARCHITECTURAL TRIMWORK:
   1. AT FIRST ATTEMPT, IT SHALL BE REMOVED WITH A MEDIUM-PRESSURE WATER JET AS THE EASIEST MEANS POSSIBLE.
   2. IF A WATER JET METHOD PROVES UNSUCCESSFUL, A MASON SHALL BE CONTRACTED TO DETERMINE PRECISELY WHAT TYPE OF STONE THE AFFECTED AREA IS COMPRISED OF. FOLLOWING THAT, IT SHALL BE REMOVED WITH AN ALKALINE CLEANER ACCEPTABLE FOR USE ON THE EXISTING STONE, PER THE FINDINGS OF THE MASON.
   3. THE PAINT AND REFUSE WATER/CLEANER SHALL BE HANDLED AND DISPOSED SUSTAINABLY WITHOUT RUNOFF INTO THE STORM SEWER.
8. EXISTING HISTORIC PLAQUE TO REMAIN.
9. EXISTING LIGHTING TO REMAIN.
10. CONFIRM W/ OWNER IF SIGNAGE IS TO BE REMOVED.
11. REMOVE EXISTING MENU BOARD.
12. REMOVE EXISTING "O'HARES IS OPEN" PAINT.
13. DOOR SWING TO BE REVERSED, SEE NEW CONSTRUCTION PLAN.

**PRELIMINARY PLANS - NOT FOR CONSTRUCTION**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Architecture | Planning | Interiors

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Sioux Falls, SD 57104 | P: 605.692.4008


STAMP:

**PRELIMINARY PLANS**

NOT FOR CONSTRUCTION

REVISIONS:

| NO. | DESCRIPTION: | DATE: |
|---|---|---|

SHEET NAME: **DEMOLITION ELEVATIONS**

FULL-SCALE: 24x36
HALF-SCALE: 12x18
DRAWING MAY NOT BE PRINTED TO SCALE

PROJECT NO.
DA20_003

**RAM PUB RENOVATION**

BROOKINGS, SD

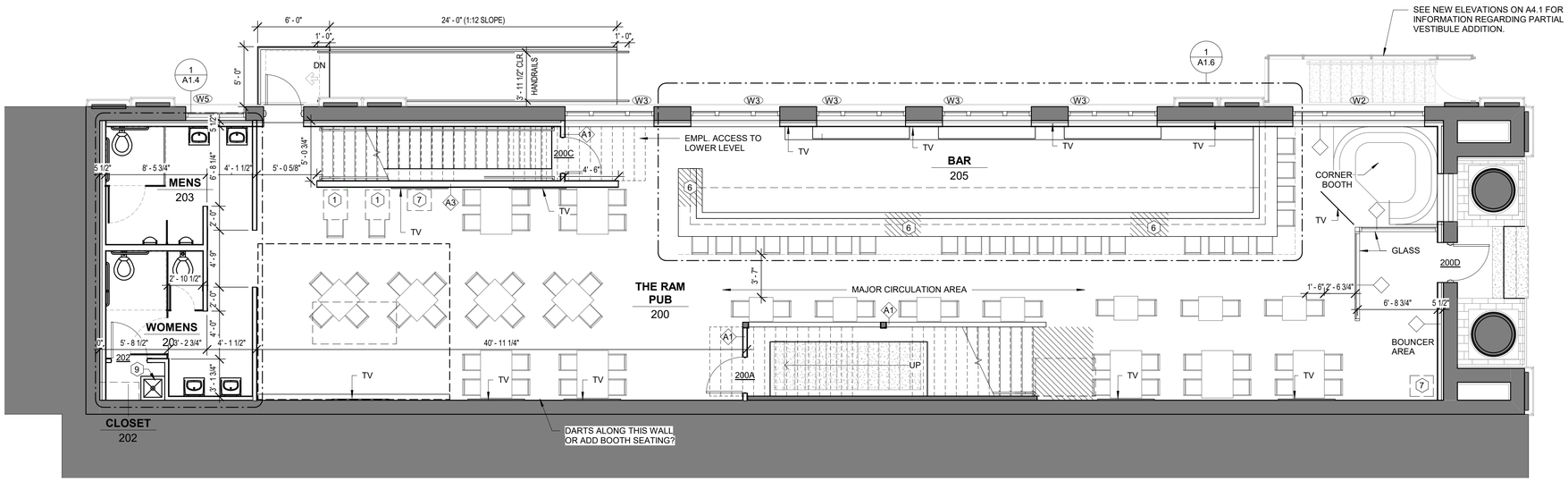
PROJECT MANAGER:
MATTHEW WEISS

DATE:
01/30/2020

SHEET:
A0.4

DATE PRINTED: 1/30/2020 10:57:40 AM

# FOR SHPO REVIEW




## 1 NEW CONSTRUCTION PLAN - MAIN LEVEL

3/16" = 1'-0"

## GENERAL NOTES - FLOOR PLANS

A. ALL DIMENSIONS FROM FACE OF STUD UNLESS CLEARLY NOTED OTHERWISE.
B. ALL INTERIOR WALL TYPES TO BE WALL TYPE 'A1' UNLESS OTHERWISE NOTED. WALL TYPES LISTED ON SHEET T1.3.
C. FLOOR FINISH TRANSITIONS TO BE 1/4" MAX. BETWEEN FINISH HEIGHTS.
D. VERIFY ALL APPLIANCE DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY.
E. PROVIDE WATER-RESISTANT GYP. BD. AT ALL BATHROOM WALL SURFACES UNLESS CLEARLY NOTED OTHERWISE. MAINTAIN FIRE-RESISTANCE RATING, WHERE REQ'D.
F. CAULK PERIMETER OF ALL BACKSPLASHES. CAULK JOINT TO BE CLEAR OR MATCH COLOR OF ADJ. WALL FINISH.
G. SEE SHEET A7.1 FOR DOOR/WINDOW/FRAME ELEVATIONS, DOOR SCHEDULE AND WINDOW SCHEDULE.
H. SEE ROOM FINISH SCHEDULE ON SHEET A7.1 FOR ALL INTERIOR FINISHES TO BE PROVIDED.
I. MOVABLE FURNITURE SHOWN AS REFERENCE ONLY (NOT IN CONTRACT).
J. NOTE ESPECIALLY: THE SCOPE OF THIS ARCHITECT'S CONTRACT IS TO PROVIDE EXISTING FLOOR PLAN-VIEW DRAWINGS OF THE MAIN AND UPPER LEVELS, AS AS-BUILT RECORD DRAWINGS FOR THE OWNER'S LATER USE, AS WELL AS PROVIDE ASSISTANCE WITH THE CONVERSION OF THE BUILDING INTO BAR AND ANY ASSOCIATED WORK.
K. NOTE ESPECIALLY: ALL EXISTING DRAWINGS AND INFORMATION THEREIN ARE APPROXIMATE AND ARE DRAWN TO A REASONABLE DEGREE OF ACCURACY, AND PRODUCED WITHOUT ANY DEMOLITION OR FULL ANALYSIS OF EXISTING CONSTRUCTION.
L. NOTE ESPECIALLY: VERIFY ANY CRITICAL EXISTING CONSTRUCTION DIMENSIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY.

## ⬡ KEYNOTES - FLOOR PLANS

1. NEW VLT MACHINE, CONFIRM POWER & DATA REQUIREMENTS
2. NEW WALL-HUNG VITREOUS CHINA LAVATORY
3. NEW ADA COMPLIANT TOILET
4. PAPER TOWEL DISPENSER, SEE ADA REQUIREMENTS FOR TYPICAL MOUNTING HEIGHTS.
5. SOAP DISPENSER, SEE ADA REQUIREMENTS FOR TYPICAL MOUNTING HEIGHTS.
6. POS STATION, VERIFY POWER & DATA REQUIREMENTS
7. ATM LOCATION, VERIFY POWER & DATA REQUIREMENTS
8. COMPUTER WORKSTATION LOCATION.
9. NEW 2X2 MOP SINK
10. NEW ICE MAKER LOCATION
11. NEW WATER HEATER LOCATION
12. NEW 18"D SHELVING @ 12"H O.C. STARTING @ 2' A.F.F.
13. NEW BAND PLATFORM, SEE ASSEMBLY TYPES. PROVIDE "SAFETY YELLOW" STRIPING @ EXPOSED EDGE"
14. REMOVABLE RAILING
15. NEW DUCT CHASE THRU FLOOR, SEE STRUCT. FOR FLOOR HEADER REQUIREMENTS.

## FLOOR PLAN LEGEND:

| | |
|---|---|
| | INDICATES ACCESSIBLE ROOM |
| | INDICATES HEARING IMPAIRED ROOM, SEE ELECTRICAL. |
| | WALL TYPE, SEE SHEET T1.3. |
| W3 | WINDOW / STOREFRONT TYPE, SEE SHEET A7.1. |
| 1 | DOOR #, SEE SHEET A7.1. |
| | DOOR APPROACH FOR ADA CLEARANCES |
| | SHEAR WALL, SEE STRUCT. |
| FD | FLOOR DRAIN, SEE MECH. |
| FS | FLOOR SINK, SEE MECH. |
| DS | DOWNSPOUT |

NOTE: NOT ALL DESIGNATIONS WILL APPEAR.

**PRELIMINARY PLANS - NOT FOR CONSTRUCTION**

DATE PRINTED: 1/30/2020 10:57:41 AM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**PRELIMINARY PLANS**

NOT FOR CONSTRUCTION

REVISIONS:

| NO. | DESCRIPTION: | DATE: |
|---|---|---|

SHEET NAME:
**NEW CONSTRUCTION PLAN - MAIN LEVEL**

FULL-SCALE: 24x36
HALF-SCALE: 12x18
DRAWING MAY NOT BE PRINTED TO SCALE

PROJECT NO.
DA20_003

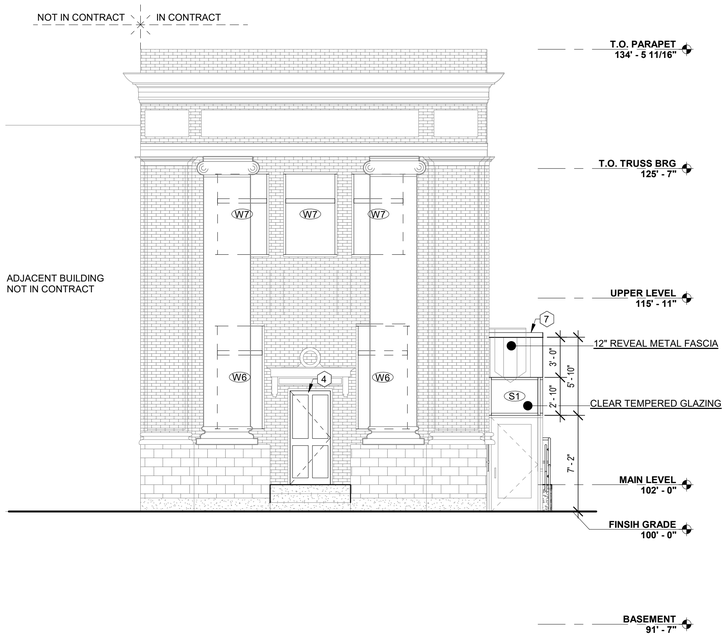
**RAM PUB RENOVATION**
BROOKINGS, SD

PROJECT MANAGER:
MATTHEW WEISS

DATE:
01/30/2020

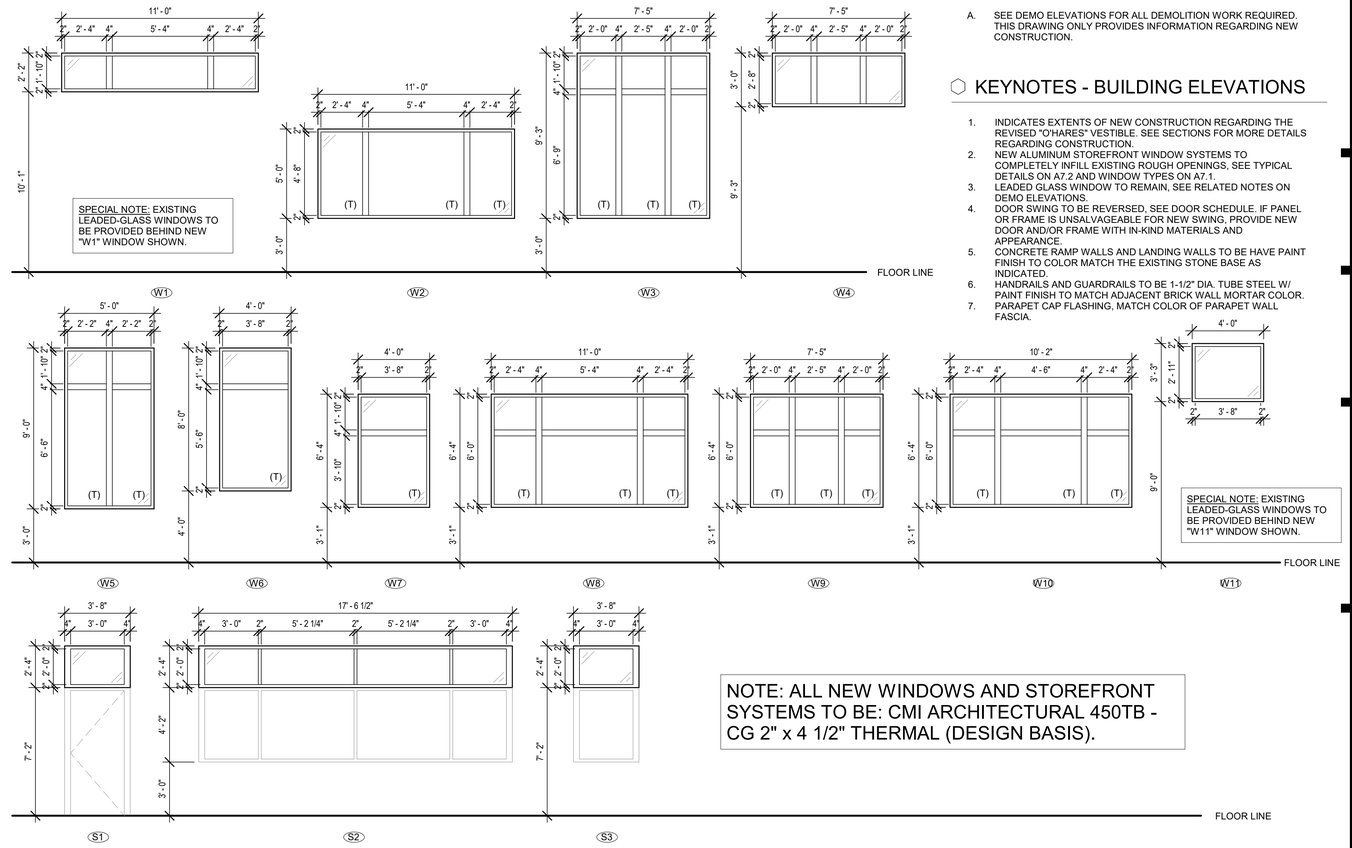
SHEET:
A1.1

# FOR SHPO REVIEW




## 1 BUILDING ELEVATION NEW CONSTRUCTION - EAST

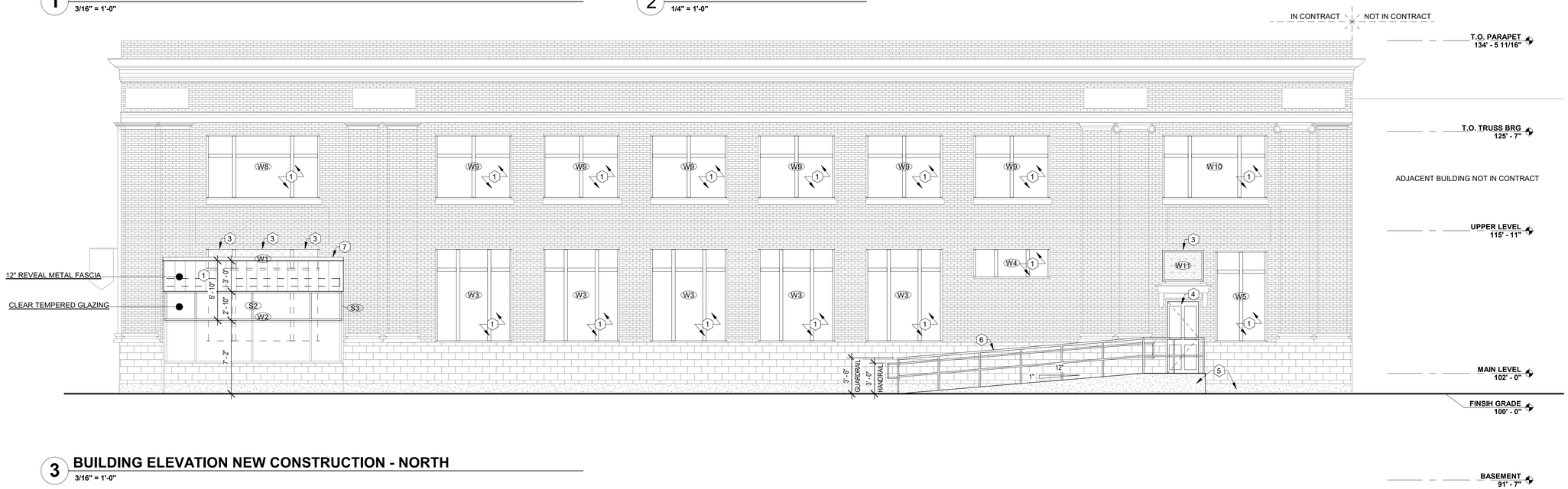
3/16" = 1'-0"




NOTE: ALL NEW WINDOWS AND STOREFRONT SYSTEMS TO BE: CMI ARCHITECTURAL 450TB - CG 2" x 4 1/2" THERMAL (DESIGN BASIS).

## 2 WINDOW ELEVATIONS

1/4" = 1'-0"




## 3 BUILDING ELEVATION NEW CONSTRUCTION - NORTH

3/16" = 1'-0"

## GENERAL NOTES - BUILDING ELEVATIONS

A. SEE DEMO ELEVATIONS FOR ALL DEMOLITION WORK REQUIRED. THIS DRAWING ONLY PROVIDES INFORMATION REGARDING NEW CONSTRUCTION.

## ⬡ KEYNOTES - BUILDING ELEVATIONS

1. INDICATES EXTENTS OF NEW CONSTRUCTION REGARDING THE REVISED "O'HARES" VESTIBLE. SEE SECTIONS FOR MORE DETAILS REGARDING CONSTRUCTION.
2. NEW ALUMINUM STOREFRONT WINDOW SYSTEMS TO COMPLETELY INFILL EXISTING ROUGH OPENINGS, SEE TYPICAL DETAILS ON A7.2 AND WINDOW TYPES ON A7.1.
3. LEADED GLASS WINDOW TO REMAIN, SEE RELATED NOTES ON DEMO ELEVATIONS.
4. DOOR SWING TO BE REVERSED, SEE DOOR SCHEDULE. IF PANEL OR FRAME IS UNSALVAGEABLE FOR NEW SWING, PROVIDE NEW DOOR AND/OR FRAME WITH IN-KIND MATERIALS AND APPEARANCE.
5. CONCRETE RAMP WALLS AND LANDING WALLS TO BE HAVE PAINT FINISH TO COLOR MATCH THE EXISTING STONE BASE AS INDICATED.
6. HANDRAILS AND GUARDRAILS TO BE 1-1/2" DIA. TUBE STEEL W/ PAINT FINISH TO MATCH ADJACENT BRICK WALL MORTAR COLOR.
7. PARAPET CAP FLASHING, MATCH COLOR OF PARAPET WALL FASCIA.

**PRELIMINARY PLANS - NOT FOR CONSTRUCTION**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STAMP:

**PRELIMINARY PLANS**

NOT FOR CONSTRUCTION

REVISIONS:

| NO. | DESCRIPTION: | DATE: |
|---|---|---|

SHEET NAME:
**BUILDING ELEVATIONS - NEW CONSTRUCTION**

FULL-SCALE: 24x36
HALF-SCALE: 12x18
DRAWING MAY NOT BE PRINTED TO SCALE

PROJECT NO.
DA20_003

**RAM PUB RENOVATION**
BROOKINGS, SD

PROJECT MANAGER:
MATTHEW WEISS

DATE:
01/30/2020

SHEET:
A4.1

DATE PRINTED: 1/30/2020 10:57:44 AM

# 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:
- Maxumum 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.

Thermal break material shall consist of a two-part high density polyurethane. Separation of interior and exterior sections shall be a minumum 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 plasitic 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.

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

## 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.

Project: Town Center Plaza
Location: Plymouth, MN
Architect: Mohagen Hanson Architectural Group
Glazing Contractor: Artic Glass

### *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 infilitration, structural and thermal performance
- Full spectrum color choice in Anodized or high performance Kynar resin based paint coatings

**CMI Architectural Products, Inc.**

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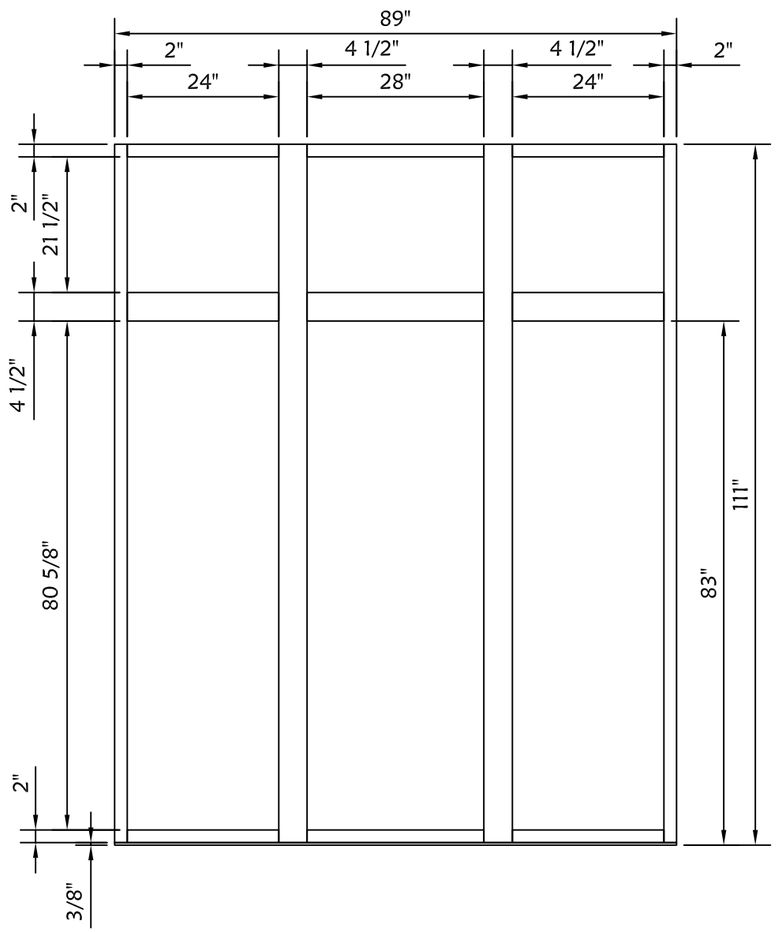
| | |
|---|---|
| A1 | 1" IG - 1/4" ~~CLEAR~~ ANNEALED - HARDCOAT LOW-E (ON 3) |
| T1 | 1" IG - 1/4" ~~CLEAR~~ TEMPERED - HARDCOAT LOW-E (ON 3) |

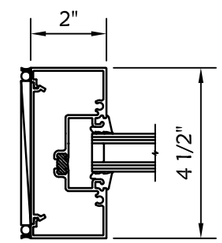
TINTED, SEE NARRATIVE.



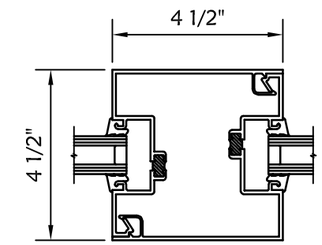

ELEV. W3 — 1" GLAZING

5 THUS
CMI ARCHITECTURAL INC.
450TB (2" X 4 1/2") WITH SUBSILL
4 1/2" INTERMEDIATE HORIZONTAL AND MULLIONS
FINISH: TBD

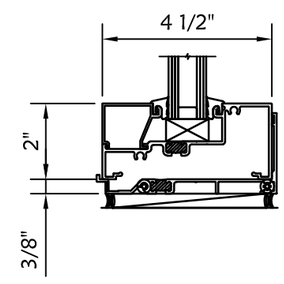
# FOR QUOTING PURPOSES ONLY
# DO NOT BUILD FROM PLAN



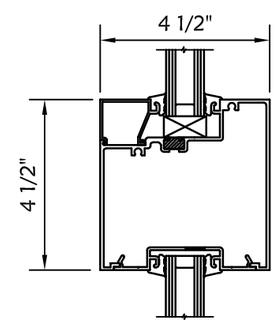

1 HEAD/JAMB
ARCH: N/A




3 INTERMEDIATION MULLION
ARCH: N/A




2 SILL
ARCH: N/A




4 INTERMEDIATE HORIZONTAL
ARCH: N/A

MIDWEST GLASS since 1974

JOB #: DA20-003

CERTIFICATION OF COMPLIANCE

THIS MATERIAL HAS BEEN REVIEWED FOR COMPLIANCE WITH DESIGN CONCEPT AND ARE CONFORMANCE WITH DESIGN DRAWINGS, SPECIFICATIONS, AND APPLICABLE CODES.

PROJECT: RAM PUB RENOVATION
BROOKINGS, SD
ARCHITECT: DESIGNARC
CONSTRUCTION MANAGER: CLARK DREW MANUFACTURING

REVISION

| # | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

DATED DRAWN: 29 JAN 2020
DRAWN BY: G.J.G.
SOLD BY: N/A
SCALE: 1"=2'-0"
PROJECT MGR.: N/A
SHEET: E1

CLEAR
70%
50%
35%
20%
10%
5%

# ALTERNATE WINDOW CONSIDERED

WOOD

## Pella® Architect Series® Traditional

$$$–$$$$

Pella Architect Series Traditional double-hung window

**FEATURES**

Classic aesthetics featuring fine-furniture details

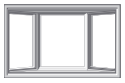
Virtually unlimited design choices including custom sizes and grille patterns

Stunning hardware in rich patinas and other timeless finishes

**WINDOW STYLES**

Custom sizes and fixed configurations are also available.

AWNING



BAY OR BOW

CASEMENT

DOUBLE-HUNG

SINGLE-HUNG

**PATIO DOOR STYLES**

SLIDING

HINGED

BIFOLD

MULTI-SLIDE

# Colors & Finishes PELLA® ARCHITECT SERIES® TRADITIONAL

## WOOD TYPES

Choose the wood species that best complements your home's interior. White oak, red oak, cherry and maple are available as custom solutions.

- PINE
- DOUGLAS FIR
- MAHOGANY

## PREFINISHED PINE INTERIOR COLORS

When you select pine, we can prefinish in your choice of seven stains or three paint colors. Unfinished or primed and ready-to-paint are also available.

- WHITE
- BRIGHT WHITE
- LINEN WHITE
- ARTISAN GREIGE
- NATURAL STAIN
- WHEAT STAIN
- GOLDEN OAK STAIN
- EARLY AMERICAN STAIN
- PROVINCIAL STAIN
- DARK MAHOGANY STAIN
- RED MAHOGANY STAIN
- ESPRESSO STAIN
- SKYLINE GRAY STAIN
- CHARCOAL STAIN
- BLACK STAIN

## ALUMINUM-CLAD EXTERIOR COLORS

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.* Custom colors are also available.

- WHITE
- TAN
- PUTTY
- BROWN
- CLASSIC WHITE
- VANILLA CREAM
- POPLAR WHITE
- ALMOND
- SAND DUNE
- HONEYSUCKLE
- FOSSIL
- PORTOBELLO
- DEEP OLIVE
- AUBURN BROWN
- FRENCH ROAST
- SUMMER SAGE
- HEMLOCK
- HARTFORD GREEN
- MORNING SKY GRAY
- ELDRIDGE GRAY
- IRON ORE
- BLACK
- NAVAL
- STORMY BLUE
- REAL RED
- BRICK RED
- CRANBERRY

* EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

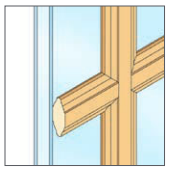
# Grilles PELLA® ARCHITECT SERIES® TRADITIONAL

## GRILLES

Choose the look of true divided light, removable roomside grilles or make cleaning easier by selecting grilles-between-the-glass.

OGEE INTEGRAL LIGHT TECHNOLOGY®[1] 7/8", 1-1/4" OR 2"

ALUMINUM GRILLES-BETWEEN-THE-GLASS 3/4"



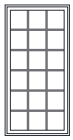
ROOMSIDE REMOVABLE GRILLES[1] 3/4", 1-1/4" OR 2"

GRILLES-BETWEEN-THE-GLASS INTERIOR COLORS:[2]

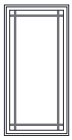
| | | |
|---|---|---|
| WHITE | IVORY | TAN[3] |
| PUTTY[3] | BROWN[3] | HARVEST |
| BRICKSTONE | CORDOVAN | BLACK |
| MORNING SKY GRAY | SAND DUNE | |

## GRILLE PATTERNS

In addition to the patterns shown here, custom grille patterns are available.



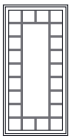
TRADITIONAL



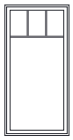
9-LITE PRAIRIE

12-LITE PRAIRIE

14-LITE PRAIRIE



VICTORIAN



TOP ROW

CROSS

NEW ENGLAND

DIAMOND

SIMULATED FRENCH

CUSTOM

[1] Color-matched to your product's interior and exterior color.
[2] Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.
[3] Only available with matching interior and exterior colors.

# Window Hardware PELLA® ARCHITECT SERIES® TRADITIONAL

## CLASSIC COLLECTION

Get a timeless look with authentic styles in classic finishes.

**FOLD-AWAY CRANK**
Antiek

**SPOON-STYLE LOCK**

**FINISHES:**

- CHAMPAGNE
- WHITE
- BROWN
- MATTE BLACK
- ANTIQUE BRASS
- BRIGHT BRASS
- OIL-RUBBED BRONZE
- SATIN NICKEL

## RUSTIC COLLECTION

Create a distinct and charming look with distressed finishes.

**FOLD-AWAY CRANK**
Antiek

**SPOON-STYLE LOCK**

**FINISHES:**

- DISTRESSED BRONZE
- DISTRESSED NICKEL

## ESSENTIAL COLLECTION

Select from popular designs and finishes to suit every style.

**FOLD-AWAY CRANK**

**CAM-ACTION LOCK**

**FINISHES:**

- CHAMPAGNE
- WHITE
- BROWN
- MATTE BLACK
- BRIGHT BRASS
- OIL-RUBBED BRONZE
- SATIN NICKEL

# Added Security

## INSYNCTIVE® TECHNOLOGY

Choose optional built-in security sensors powered by Insynctive technology so you know at a glance if your windows are closed and patio doors are closed and locked.

# Patio Door Hardware[1] PELLA® ARCHITECT SERIES® TRADITIONAL

## CLASSIC COLLECTION

Choose timeless pieces for a look that will never go out of style.

**HINGED PATIO DOOR HANDLES**
Locus | Virago

**SLIDING PATIO DOOR HANDLE**
Ambrose

**FINISHES:**

- MATTE BLACK
- ANTIQUE BRASS
- BRIGHT BRASS
- OIL-RUBBED BRONZE
- SATIN NICKEL

## MODERN COLLECTION

Achieve the ultimate contemporary look with sleek finishes.

**HINGED PATIO DOOR HANDLE**
Spiere

**SLIDING PATIO DOOR HANDLE**
Plazo

**FINISHES:**

- MATTE BLACK
- SATIN NICKEL
- POLISHED CHROME
- POLISHED NICKEL

## RUSTIC COLLECTION

Stand out with bold looks and create an utterly unique aesthetic.

**HINGED PATIO DOOR HANDLES**
Rustiek | Gusto

**SLIDING PATIO DOOR HANDLE**
Notus

**FINISHES:**

- DISTRESSED BRONZE
- DISTRESSED NICKEL

## ESSENTIAL COLLECTION

Elevate your style and transform your home with elegant selections.

**HINGED PATIO DOOR HANDLE**

**SLIDING PATIO DOOR HANDLE**

**FINISHES:**

- CHAMPAGNE
- WHITE
- BROWN
- MATTE BLACK
- BRIGHT BRASS
- OIL-RUBBED BRONZE
- SATIN NICKEL

[1] Different patio door hardware options available on Pella® Scenescape™ bifold and multi-slide products. See pella.com or contact your local Pella sales representative for availability.

# Glass PELLA® ARCHITECT SERIES® TRADITIONAL

| | |
|---|---|
| **INSULSHIELD® LOW-E GLASS** | Advanced Low-E insulating dual- or triple-pane glass with argon or krypton[1,2]<br>AdvancedComfort Low-E insulating dual-pane glass with argon[1]<br>NaturalSun Low-E insulating dual- or triple-pane glass with argon or krypton[1,2]<br>SunDefense™ Low-E insulating dual- or triple-pane glass with argon or krypton[1,2] |
| **ADDITIONAL GLASS OPTIONS** | HurricaneShield® products with impact-resistant glass[2,3]<br>Laminated (non-impact-resistant)[3,4], tinted[1,3] or obscure[1,3] glass also available on select products<br>STC (Sound Transmission Class)-improved dual-pane sound glass[2,5] |

# Screens[6]

| | |
|---|---|
| **ROLSCREEN®** | Rolscreen soft-closing retractable screens roll out of sight when not in use. (Available on casement windows and sliding patio doors only.) |
| **FLAT** | InView™ screens are clearer than conventional screens. Vivid View® window screens offer the sharpest view. |
| **WOOD-WRAPPED** | Optional wood veneer can be added over the metal screen channel on interior screens to provide a more seamless look. |

[1] Optional high-altitude InsulShield Low-E glass is available with or without argon on select products.
[2] Available on select products only. See your local Pella sales representative for availability.
[3] Available with Low-E insulating glass with argon on select products.
[4] For best performance, the laminated glass may be in the interior or exterior pane of the insulating glass, depending on the product.
[5] Sound control glass consists of dissimilar glass thickness (3mm/5mm).
[6] Warning: Use caution when children or pets are around open windows and doors. Screens are not designed to retain children or pets.

Want to learn more? Call us at 833-44-PELLA or visit pella.com

Pella LIMITED LIFETIME WARRANTY

## The confidence of Pella's warranty.

Pella® Architect Series® products are covered by the best limited lifetime warranty for wood windows and patio doors.[7] See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

[7] Based on comparing written limited warranties of leading national wood window and wood patio door brands.

ENERGY STAR PARTNER

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