

INDUSTRIAL BUILDING REPURPOSING

CITY OF BURLINGTON

BURLINGTON, IOWA
FINAL SUBMITTAL
MAY 2025

UTILITY AND EMERGENCY CONTACT INFORMATION	
EMERGENCY: IOWA ONE CALL:	911 800.292.8989



INDEX OF PLAN SHEETS	
NUMBER	DESCRIPTION
G-001	COVER SHEET
CD-101	CODE REVIEW
C-101	DEMOLITION PLAN
C-101	SITE PLAN
C-102	GRADING PLAN
C-103	CIVIL DETAILS
L-101	LANDSCAPE PLAN
A-101 - 109	ARCHITECTURAL FLOOR PLAN
A-301	ARCHITECTURAL SECTION PLAN
A-501	ARCHITECTURAL DETAILS
A-601	ARCHITECTURAL SCHEDULE
S-101 - 111	STRUCTURAL PLAN



PROJECT: CEE: 4850

DATE : 4/11/2025

DRAWN BY: cds

REVISION:

THE UNIVERSITY OF IOWA

CIVIL AND ENVIRONMENTAL ENGINEERING

4105 SEAMANS CENTER FOR THE
ENGINEERING ARTS AND SCIENCES
103 S CAPITOL ST
IOWA CITY, IOWA 52242
PHONE: 319.335.5647
FAX: 319.335.5660
EMAIL: civil-hawks@iowa.edu

IOWA
CIVIL & ENVIRONMENTAL
ENGINEERING

EDUCATIONAL - NOT
FOR CONSTRUCTION

BUILDING REPURPOSE

816 VALLEY ST
BURLINGTON, IA

SHEET NAME

COVER SHEET

SHEET NO.

2021 INTERNATIONAL BUILDING CODE

CODE REQUIREMENTS		REFERENCE	ALLOWABLE OR REQUIRED	
OCCUPANCY GROUPS				
BASEMENT		CHAPTER 3	S-2 (PARKING GARAGE)	
FIRST FLOOR		CHAPTER 3	R-2 (APARTMENTS) & A-3 (COMMUNITY HALLS)	
SECOND FLOOR		CHAPTER 3	R-2 (APARTMENTS)	
THIRD FLOOR		CHAPTER 3	R-2 (APARTMENTS)	
FOURTH FLOOR		CHAPTER 3	R-2 (APARTMENTS)	
CONSTRUCTION TYPE		TABLE 601	TYPE 3B	
SPRINKLER SYSTEM				
AUTOMATIC SPRINKLER SYSTEM PROVIDED THROUGH GROUP A OCCUPANCIES				
BUILDING HEIGHT: 52'-0"				
FLOOR AREAS:				
BUILDING AREAS				
BASEMENT		33,027 SF		
FIRST FLOOR		32,919 SF		
SECOND FLOOR		7,910 SF		
THIRD FLOOR		32,919 SF		
FOURTH FLOOR		7,910 SF		
TOTAL BUILDING AREA		114,684 SF		
BUILDING VOLUME				
BASEMENT		33,027 SF * 13'-0" = 429,351 CU. FT.		
FIRST FLOOR		32,919 SF * 13'-0" = 427,947 CU. FT.		
SECOND FLOOR		7,910 SF * 13'-0" = 102,830 CU. FT.		
THIRD FLOOR		32,919 SF * 13'-0" = 427,947 CU. FT.		
FOURTH FLOOR		7,910 SF * 13'-0" = 102,830 CU. FT.		
TOTAL BUILDING VOLUME		1,490,905 CU. FT.		
FIRE RESISTANCE RATING REQUIREMENTS ELEMENTS				UL NUMBER
STRUCTURAL FRAME		TABLE 601	0 HOURS	N/A
STRUCTURAL COMPONENTS		TABLE 7043	0 HOURS	N/A
LOAD BEARING WALLS - EXTERIOR		TABLE 601, 7043	2 HOURS	U305
LOAD BEARING WALLS - INTERIOR		TABLE 601	0 HOURS	N/A
FLOOR CONSTRUCTION		TABLE 601	0 HOURS	N/A
ROOF CONSTRUCTION		TABLE 601	0 HOURS	N/A
STAIRS		713.4, 1023.2	1 HOURS	U305
ELEVATOR SHAFT ENCLOSURE		713.4	1 HOURS	U904
OCCUPANT LOAD				
BASEMENT, PARKING GARAGE		200 GROSS	166	
FIRST FLOOR RESIDENTIAL		200 GROSS	165	
FIRST FLOOR COMMERICAL		200 GROSS		
SECOND-FOURTH FLOOR RESIDENTIAL		200 GROSS	40	
THIRD FLOOR OFFICE		150 GROSS	168	
TOTAL OCCUPANT LOAD			371	
MEANS OF EGRESS				
NUMBER OF EXITS		1006.31	2 MIN' PER STORY	
STAIRWAY WIDTH		1005.31(0.20')	74'-0" MIN	
COMMON PATH OF TRAVEL		1006.21	125'-0" MAXIMUM	
TRAVEL DISTANCE UNIT		1017.2	250'-0" MAXIMUM	
CORRIDOR WIDTH		1020.2	44" WIDTH	
DEAD END CORRIDOR		1020.4	50'-0" MAX	

AMERICAN WITH DISABILITIES ACT, 2010 STANDARDS:

NUMBER OF ADA PARKING STALLS REQUIRED	661-18.6	3 PER EVERY 25 SPACES USED
MINIMUM DOOR CLEAR WIDTH	661-302.2	OPEN AT LEAST 32"
HALLWAY WIDTH	661-302.2	AT LEAST 36" WIDE
RAMP SLOPE	661-16.705	SHALL NOT EXCEED 1:12

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BUILDING REPURPOSE

816 VALLEY ST
BURLINGTON, IA

SHEET NAME

CODE REVIEW

SHEET NO.

G-001

PROJECT:

CEE: 4850

DATE :

5/9/2025

DRAWN BY:

cds

REVISION:

LEGEND

STRUCTURE DEMOLITION

PAVEMENT DEMOLITION

REMOVE ALL EXISTING TREES AND BUSHES ON SITE.

REMOVE 8,200 SF 6" PCC PAVEMENT

REMOVE 195 SF 6" PCC PAVEMENT

REMOVE 285 SF 6" PCC PAVEMENT

REMOVE 345 SF 6" PCC PAVEMENT

REMOVE 165 SF 6" PCC PAVEMENT

REMOVE 185 SF 6" PCC PAVEMENT

REMOVE 500 LF 4"x4' PCC SIDEWALK



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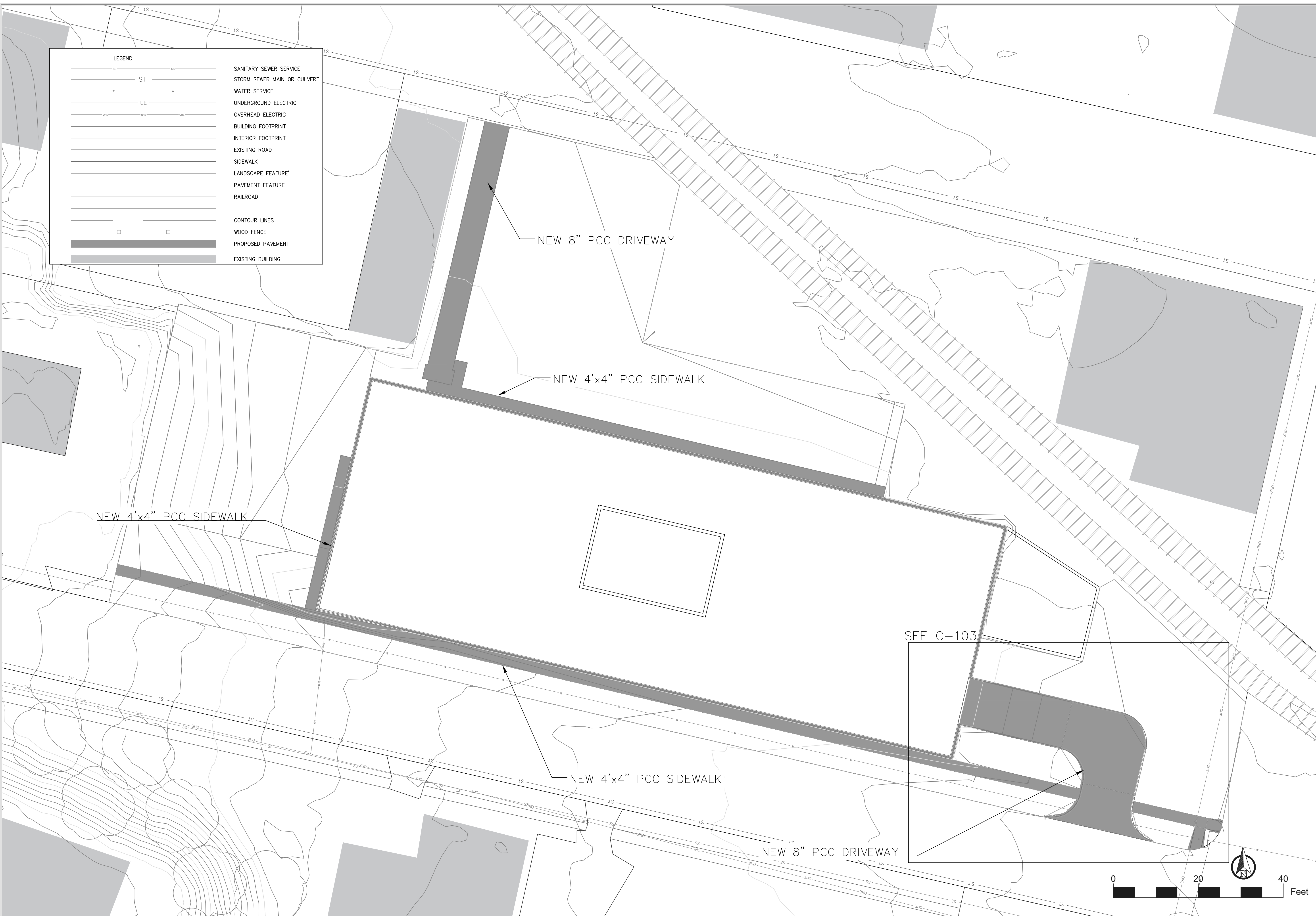
BUILDING REPURPOSE

816 VALLEY ST
BURLINGTON, IA

SHEET NAME
DEMO PLAN

SHEET NO.

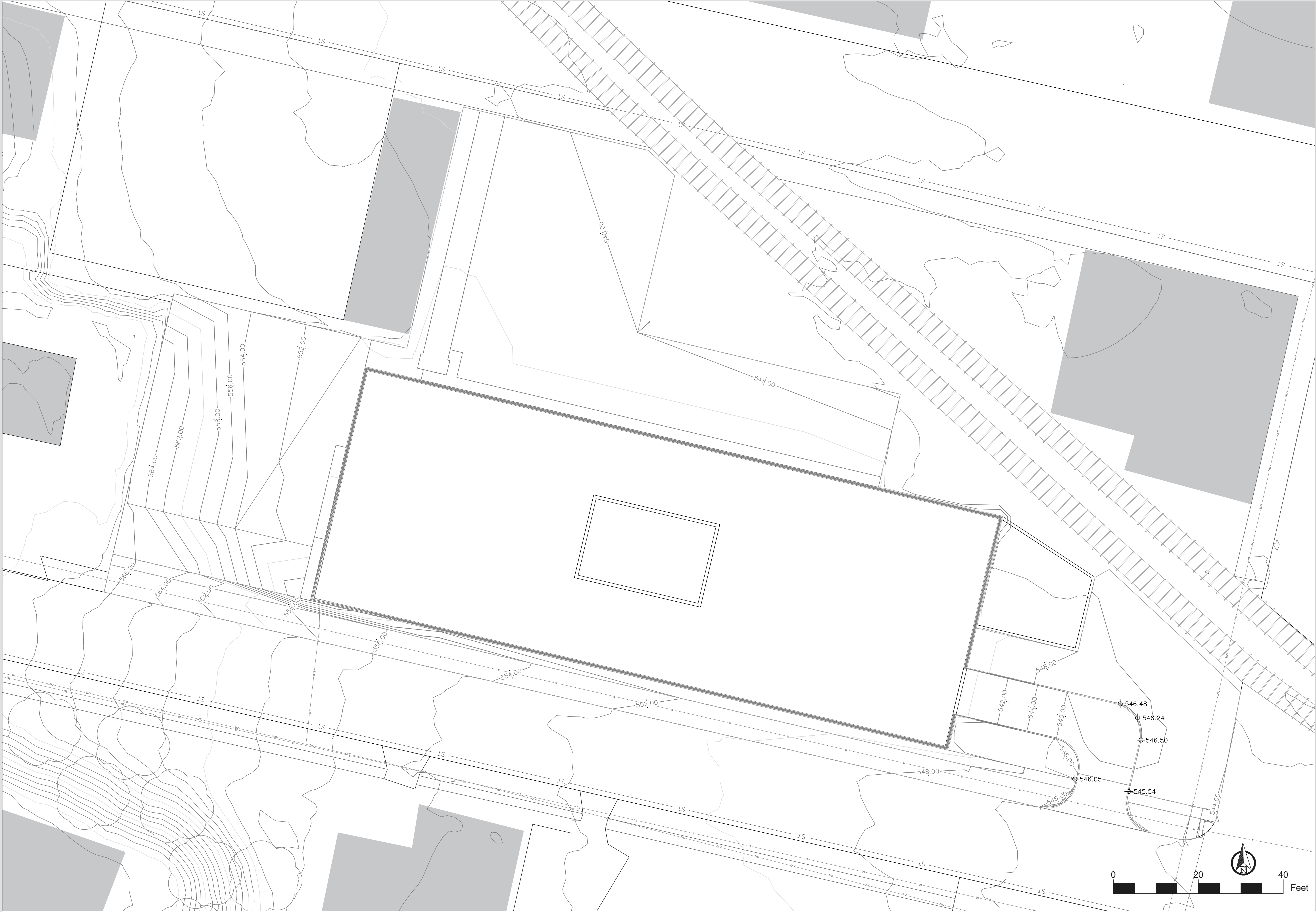
CD-101



C-101

FAX: 319.335.5660





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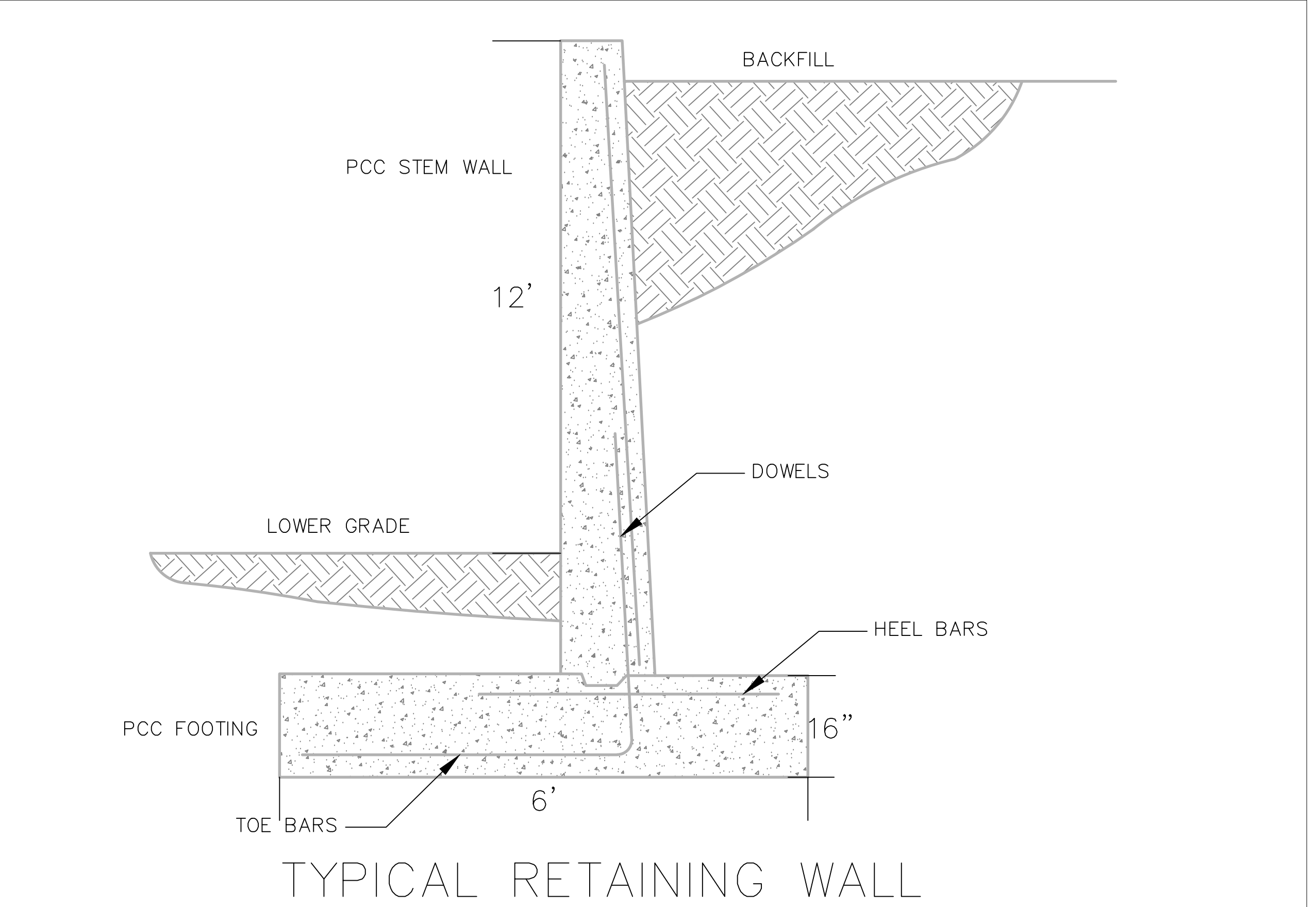
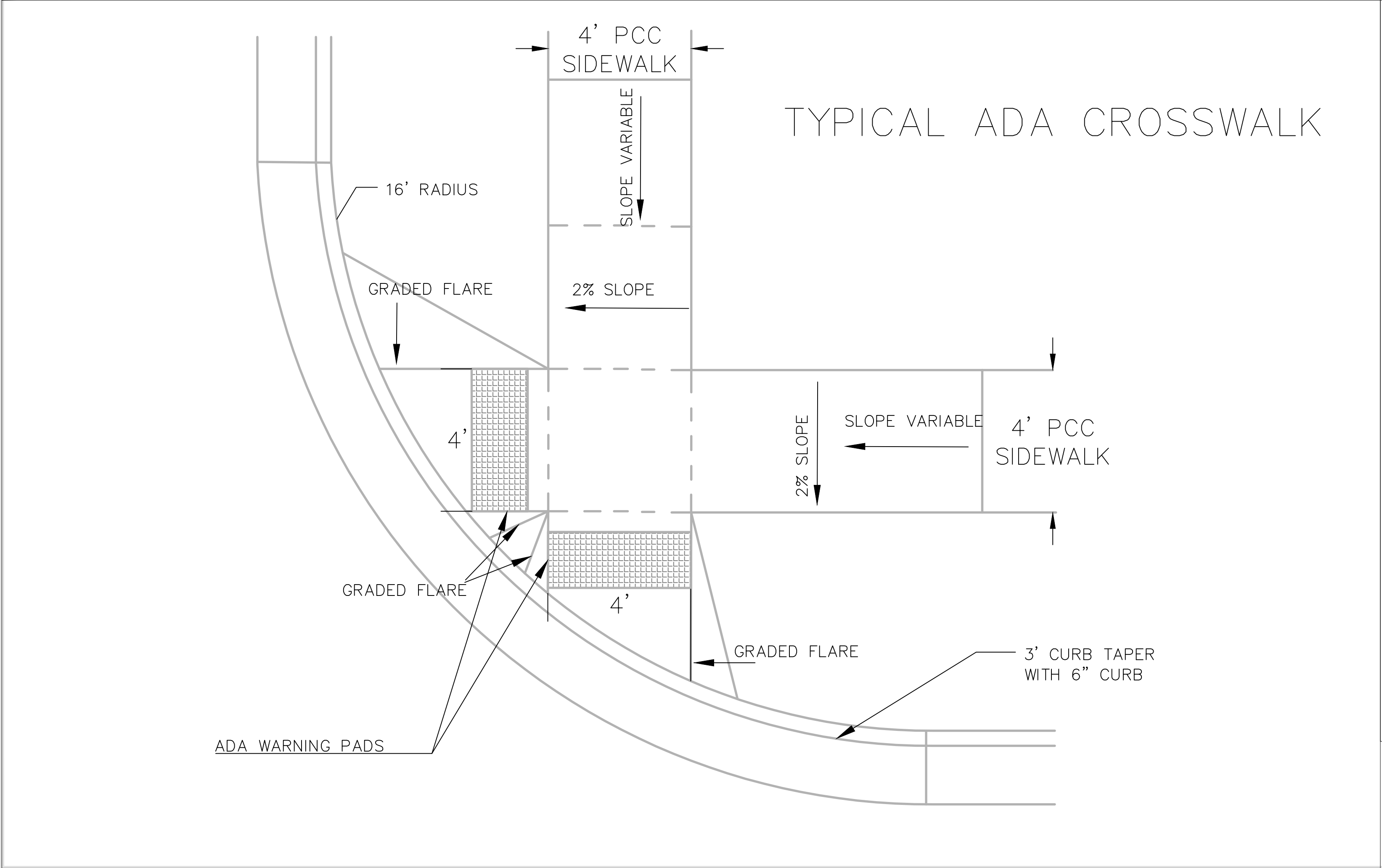
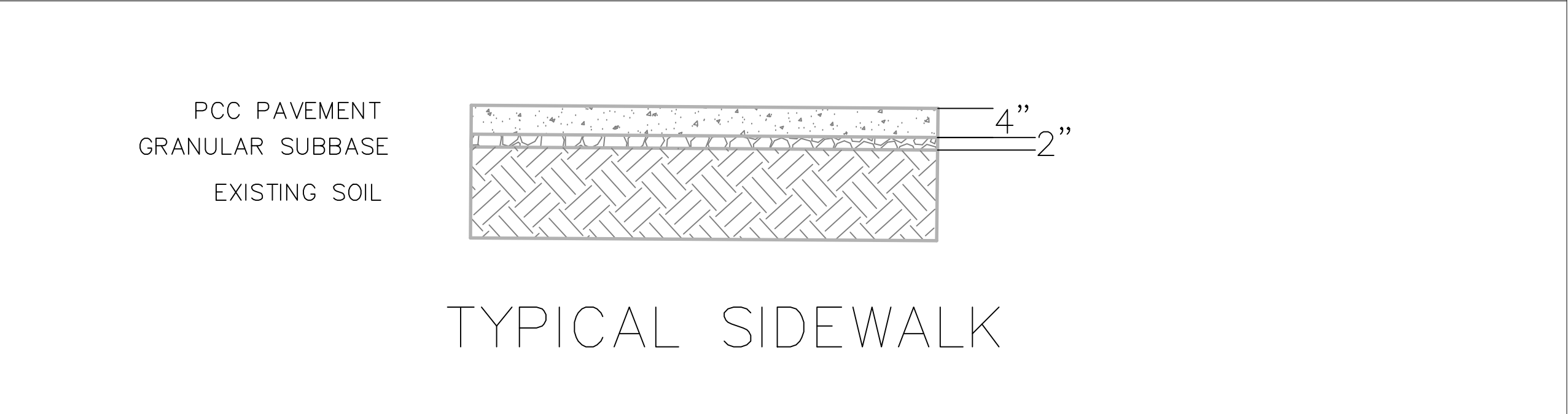
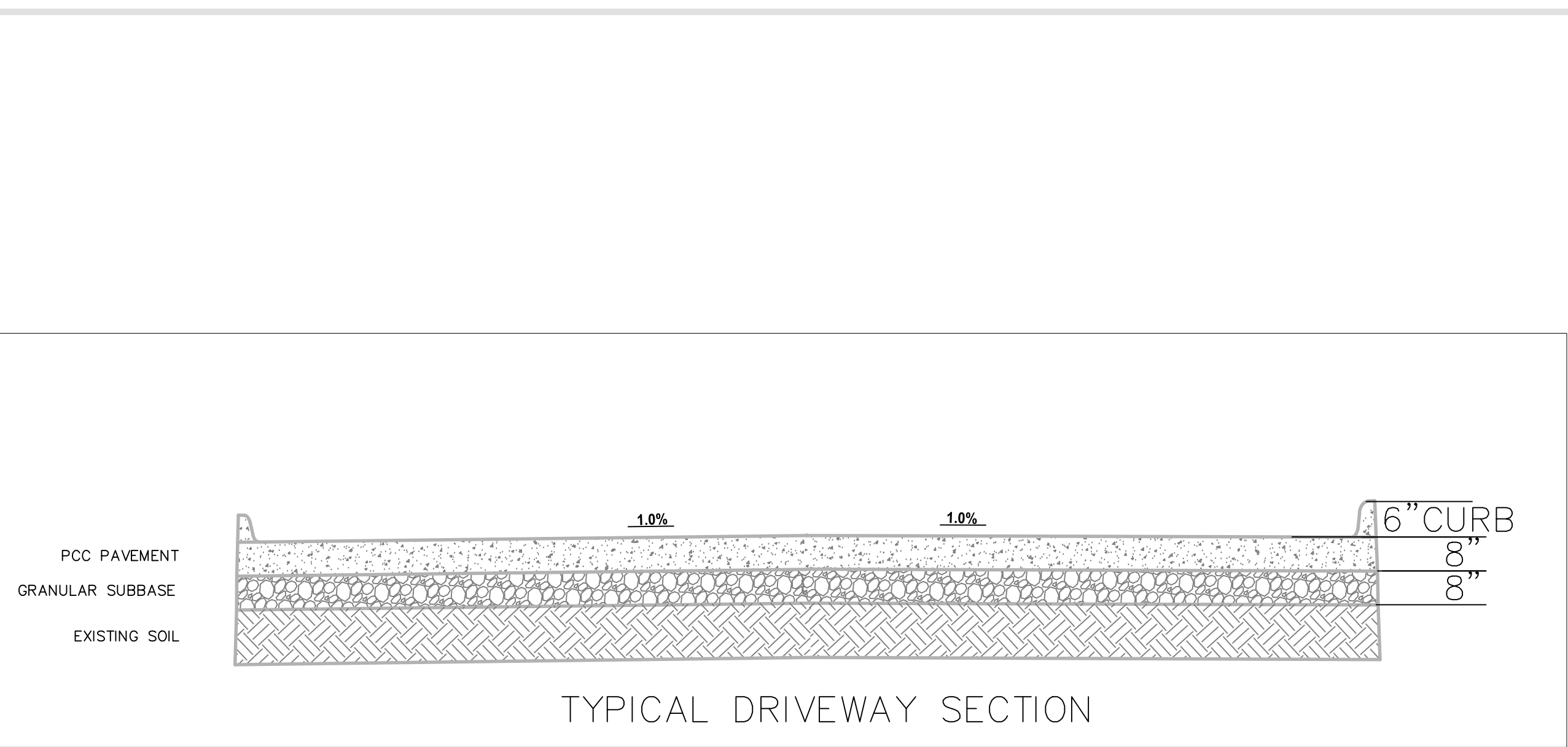
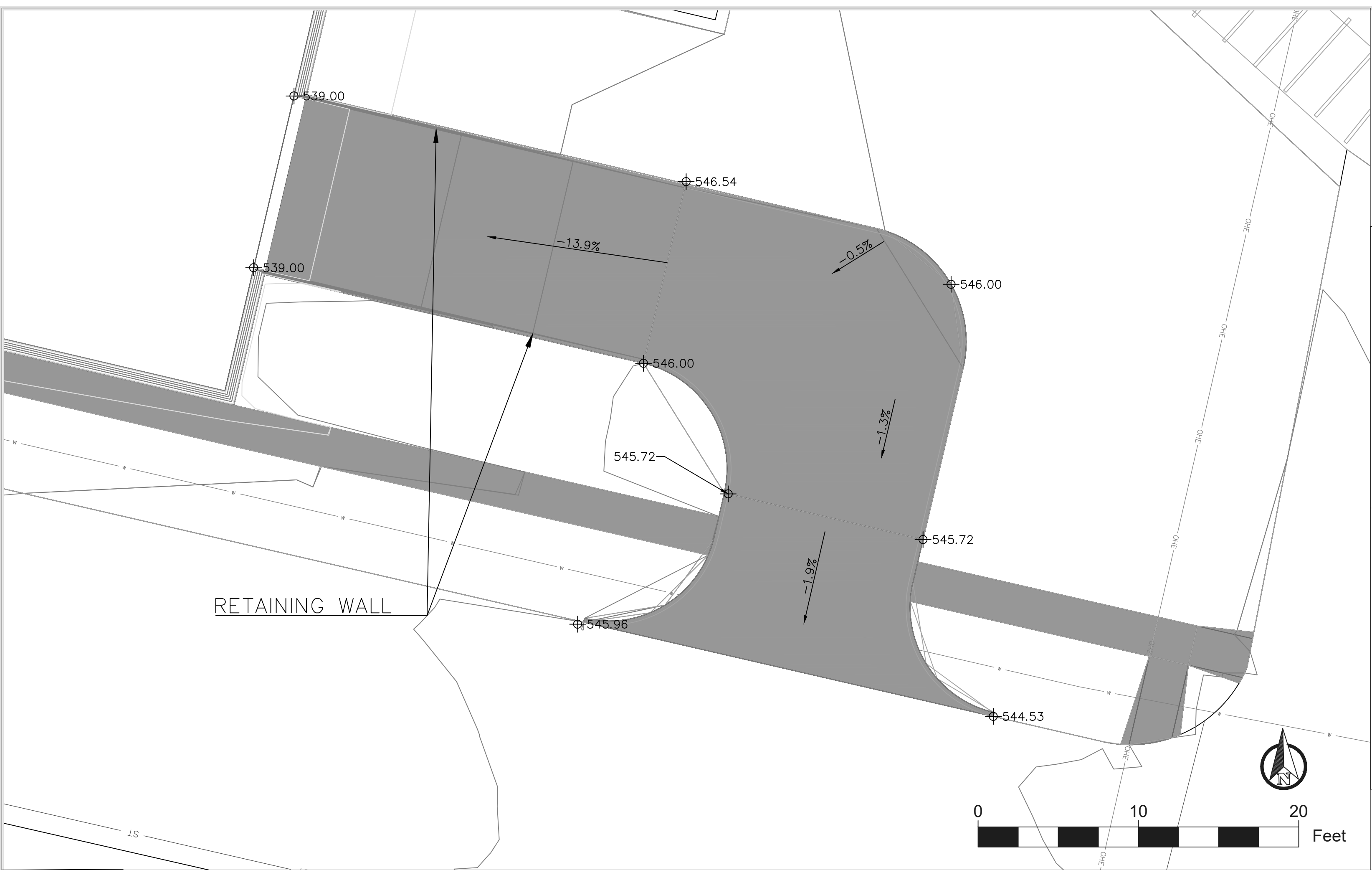
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SHEET NAME

GRADING PLAN

SHEET NO.

C-102



PROJECT:	CEE: 4850
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816 VALLEY ST
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SHEET NAME
CIVIL DETAILS

SHEET NO.
C-103

LEGEND

NEW BLUEGRASS SEEDING

3 - KENTUCKY COFFEE TREES

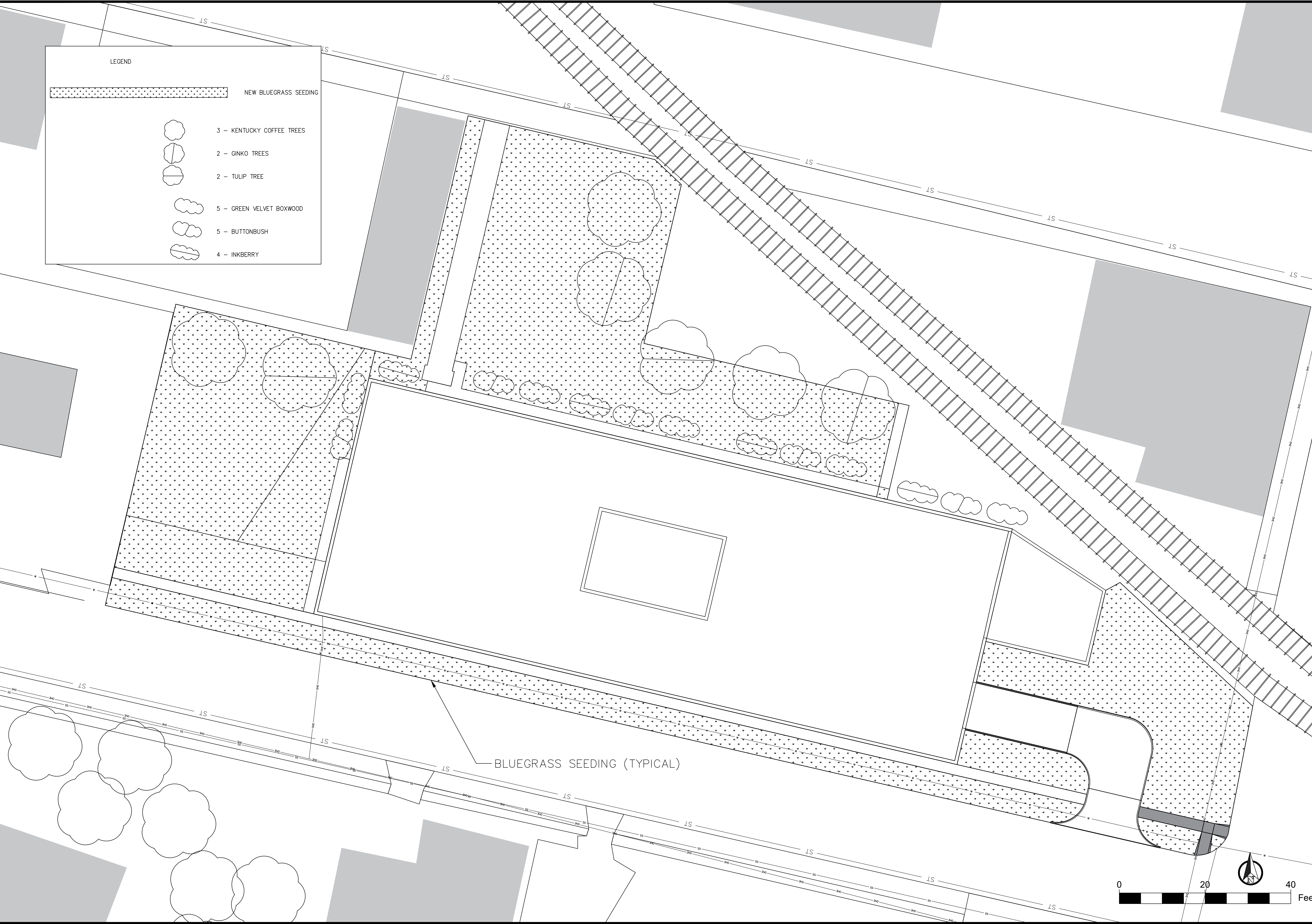
2 - GINKO TREES

2 - TULIP TREE

5 - GREEN VELVET BOXWOOD

5 - BUTTONBUSH

4 - INKBERRY



PROJECT: CEE: 4850

DATE : 3/26/2025

DRAWN BY: cds

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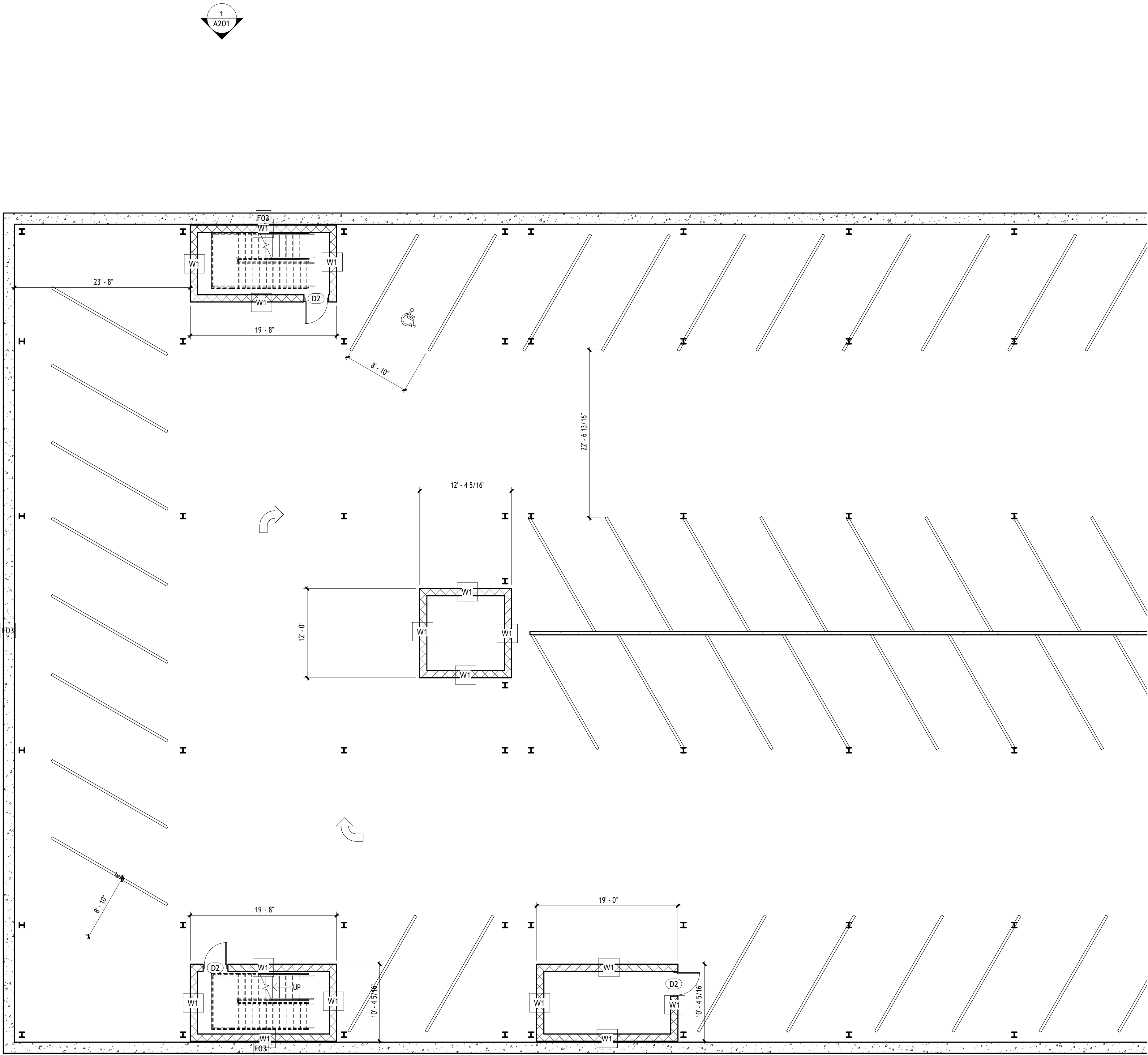
816 VALLEY ST
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SHEET NAME

LANDSCAPE PLAN

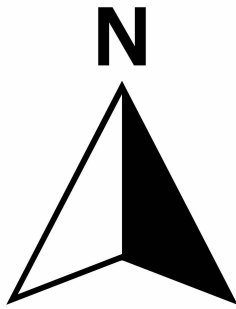
SHEET NO.

L-101



Basement Section 1

1/8" = 1'-0"



PROJECT:	CEE-4850
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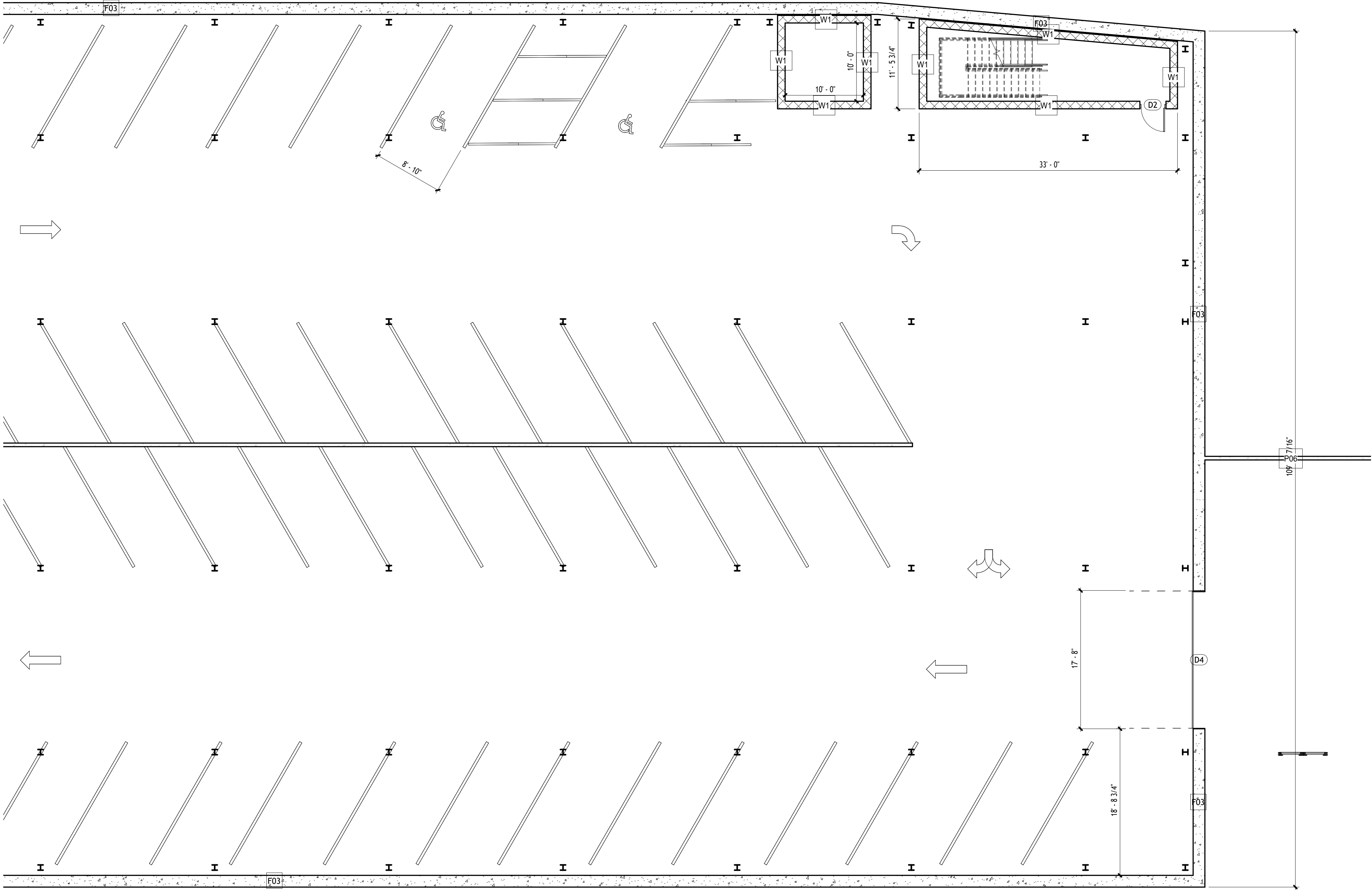
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SHEET NAME

PARKING LEVEL
WEST

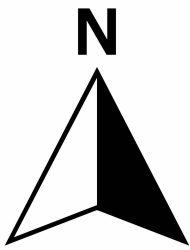
SHEET NO.

A-101

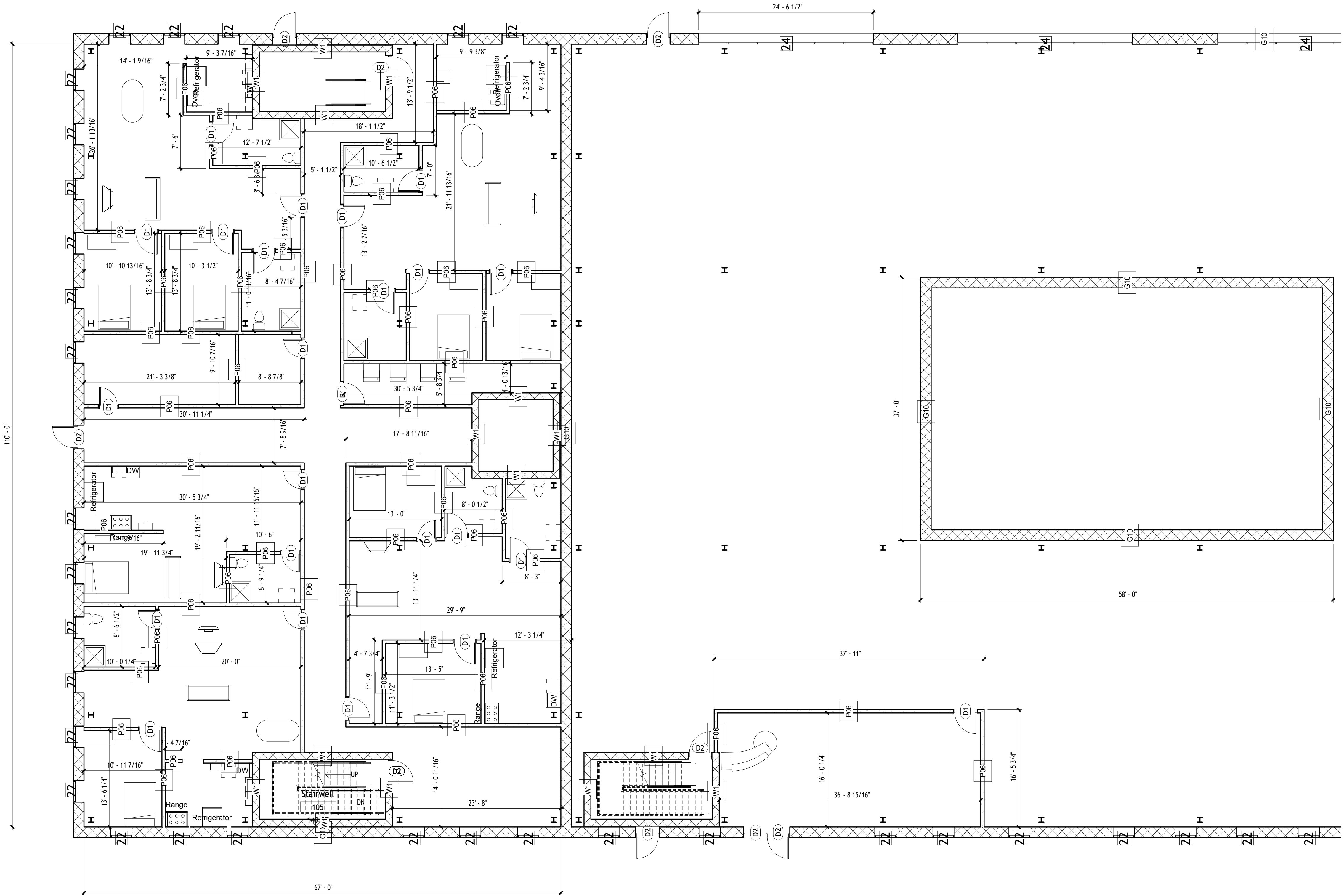


Basement Section 2

1/8" = 1'-0"

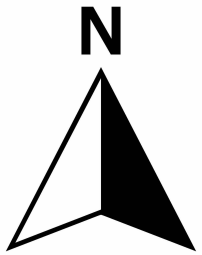


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	BUILDING REPURPOSE 816 VALLEY ST BURLINGTON, IA	
SHEET NAME		
PARKING LEVEL EAST		
SHEET NO.		
A-102		



First Floor Architectural Plan

1/8" = 1'-0"



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816 VALLEY ST
BURLINGTON, IA

SHEET NAME

FIRST FLOOR
WEST

SHEET NO.

A-103

PROJECT:

THE UNIVERSITY OF IOWA
CIVIL AND ENVIRONMENTAL ENGINEERING

DATE :

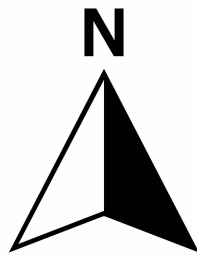
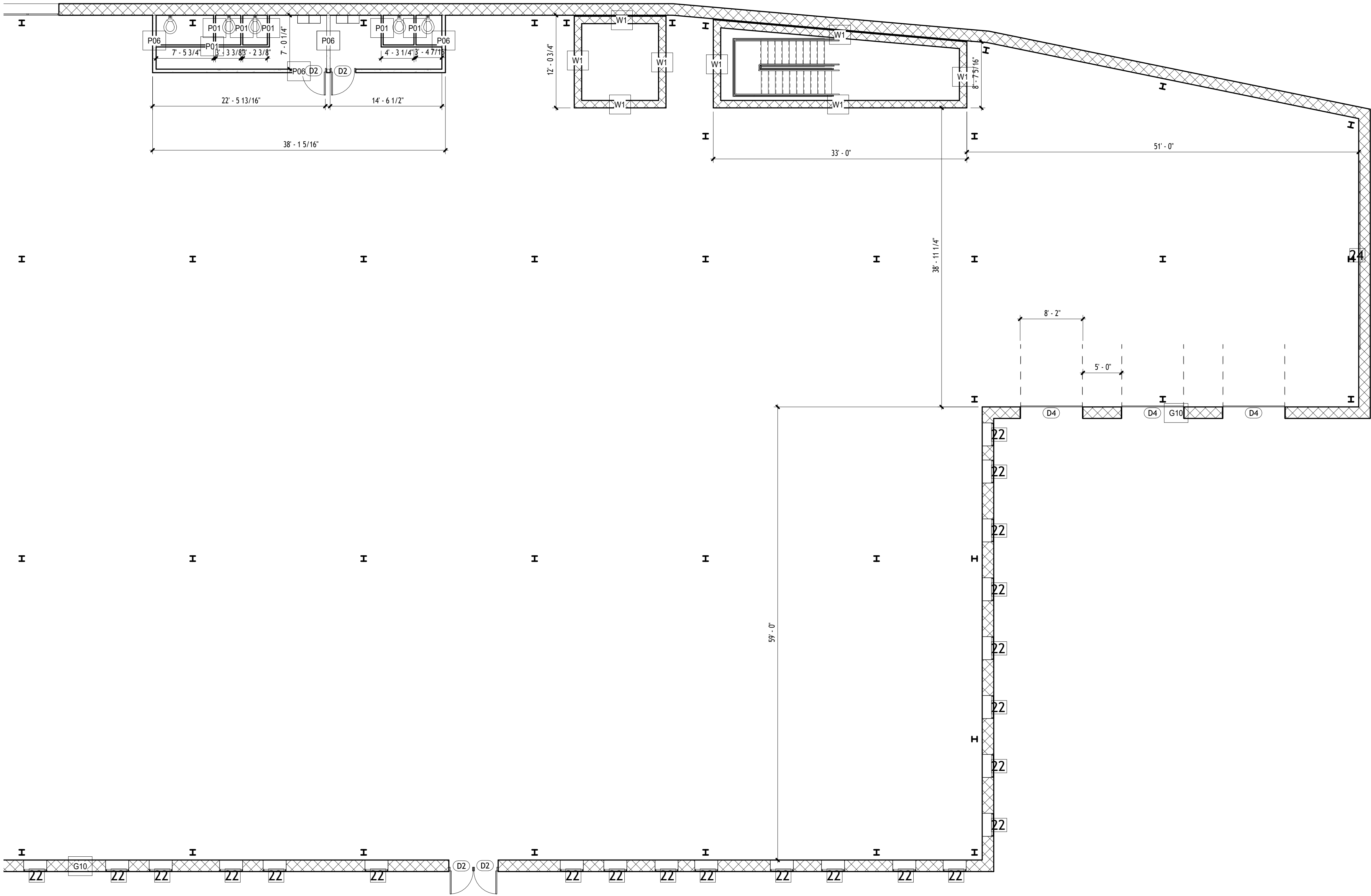
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REVISION:

CEE4850
5/09/2025



First Floor Architectural Plan

1/8" = 1'-0"

THE UNIVERSITY OF IOWA
CIVIL AND ENVIRONMENTAL ENGINEERING

PROJECT:	CEE:4850
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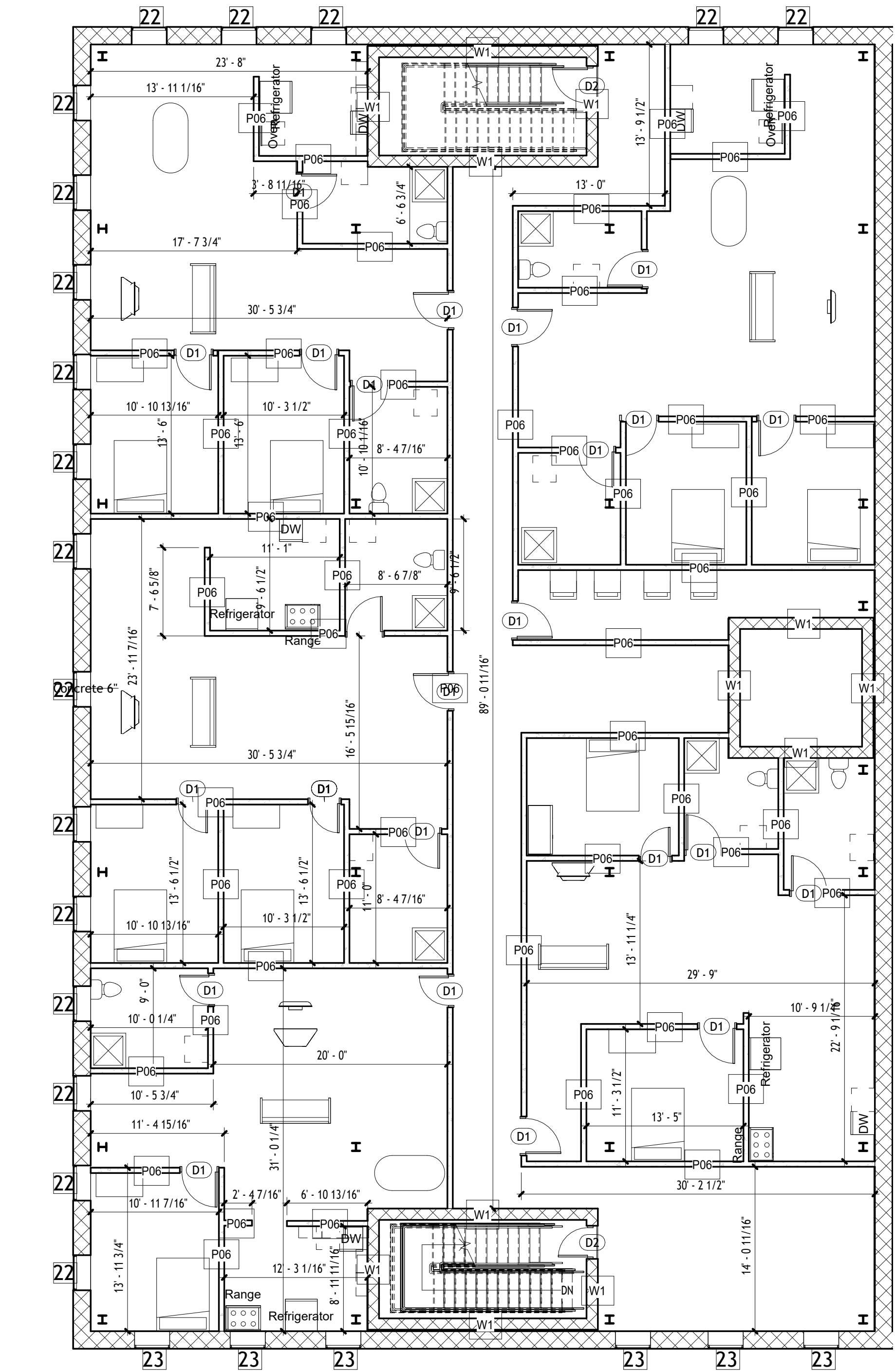
816 VALLEY ST
BURLINGTON, IA

SHEET NAME

FIRST & SECOND FLOOR
EAST

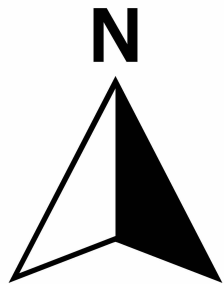
SHEET NO.

A-104



Second Floor

1/8" = 1'-0"



PROJECT:	CEE-4850
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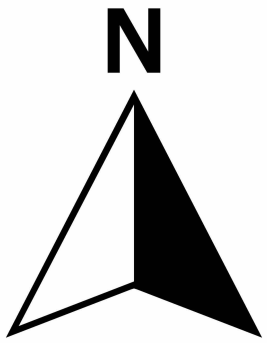
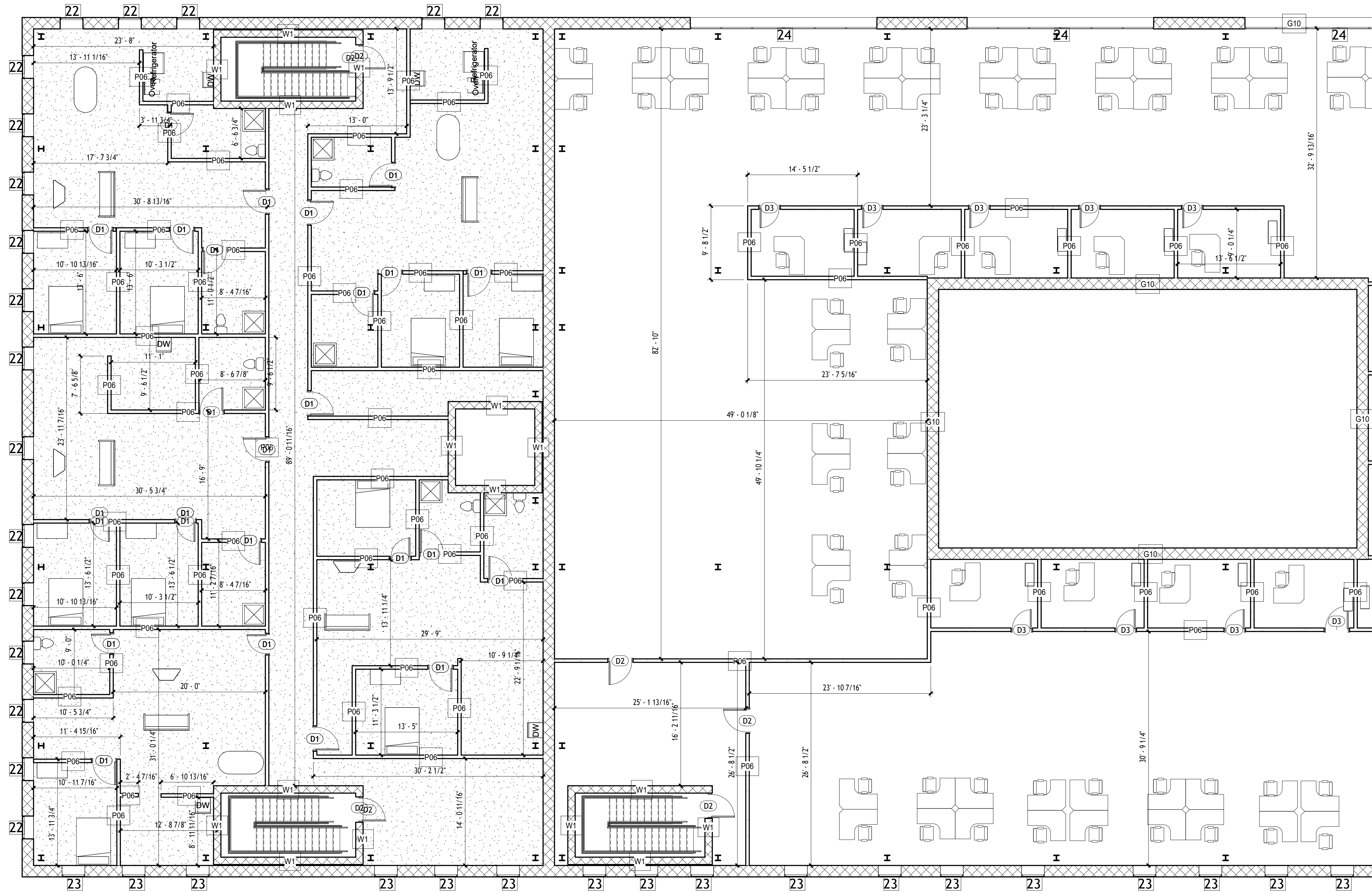
BUILDING REPURPOSE
816 VALLEY ST
BURLINGTON, IA

SHEET NAME
SECOND FLOOR
WEST

SHEET NO.
A-105

Third Floor - Section 1

1/8" = 1'-0"



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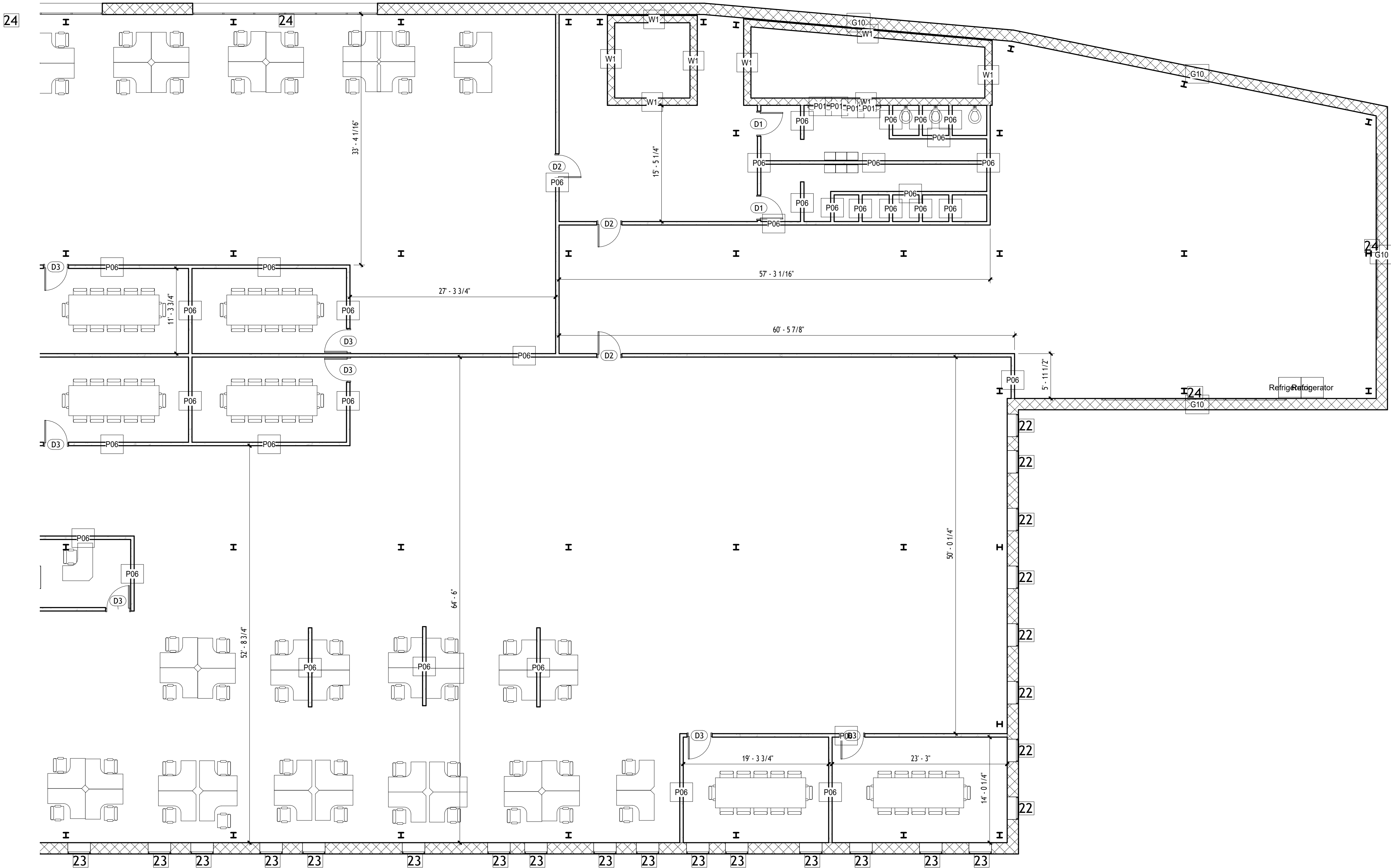


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816 VALLEY ST
BURLINGTON, IA

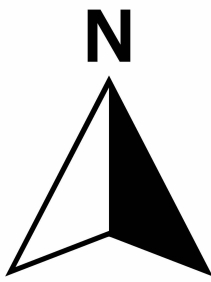
SHEET NAME
THIRD FLOOR
EAST

SHEET NO.
A-106



Third Floor - Section 2

1/8" = 1'-0"



PROJECT:	CEE-4850
DATE :	5/09/2025
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REVISION:	

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BUILDING REPURPOSE

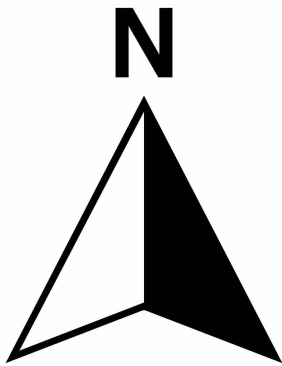
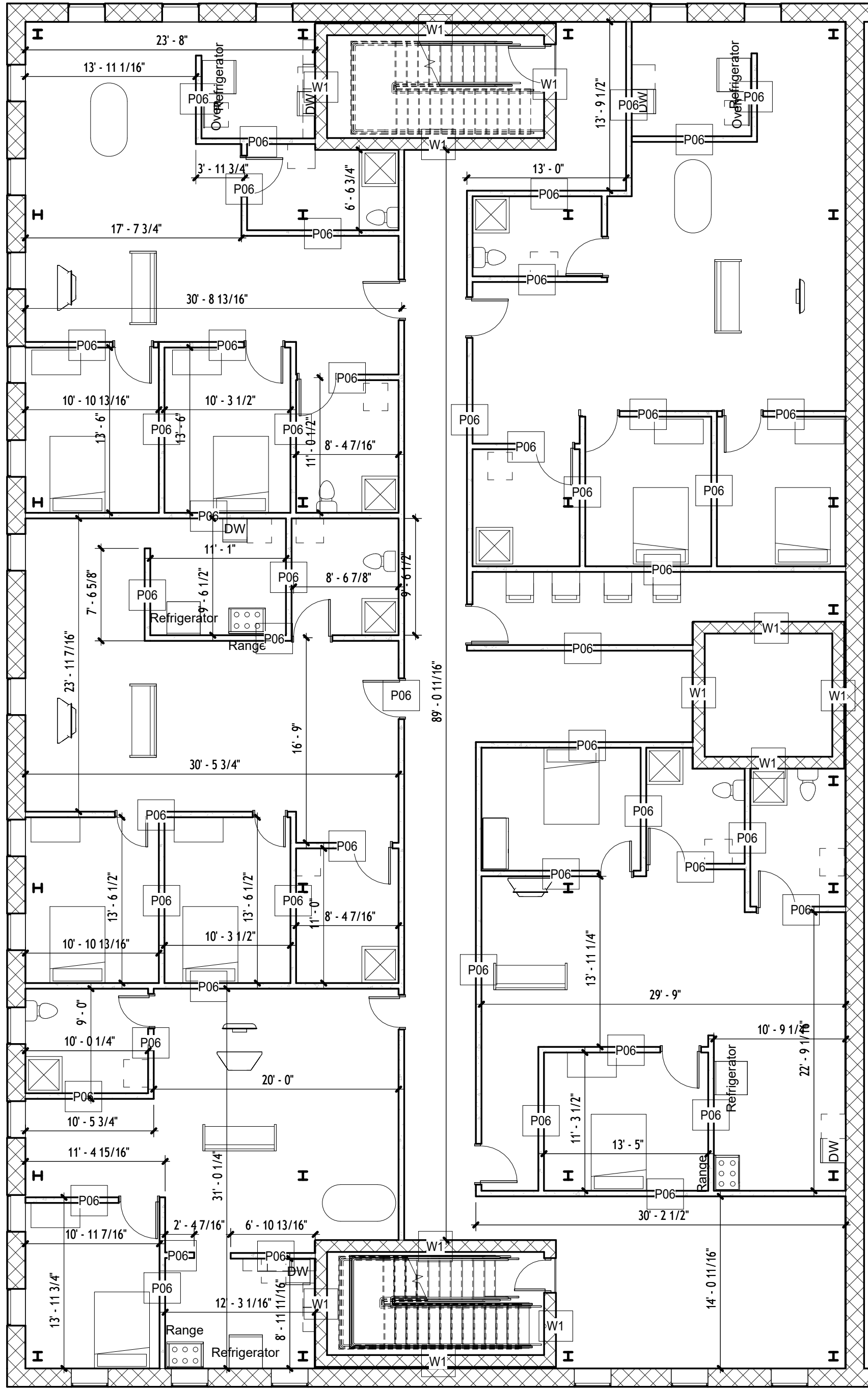
816 VALLEY ST
BURLINGTON, IA

SHEET NAME

THIRD FLOOR
WEST

SHEET NO.

A-107



THE UNIVERSITY OF IOWA CIVIL AND ENVIRONMENTAL ENGINEERING	PROJECT:	CEE:4850
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BUILDING REPURPOSE

816 VALLEY ST
BURLINGTON, IA

SHEET NAME

FOURTH FLOOR
EAST

SHEET NO.

A-108



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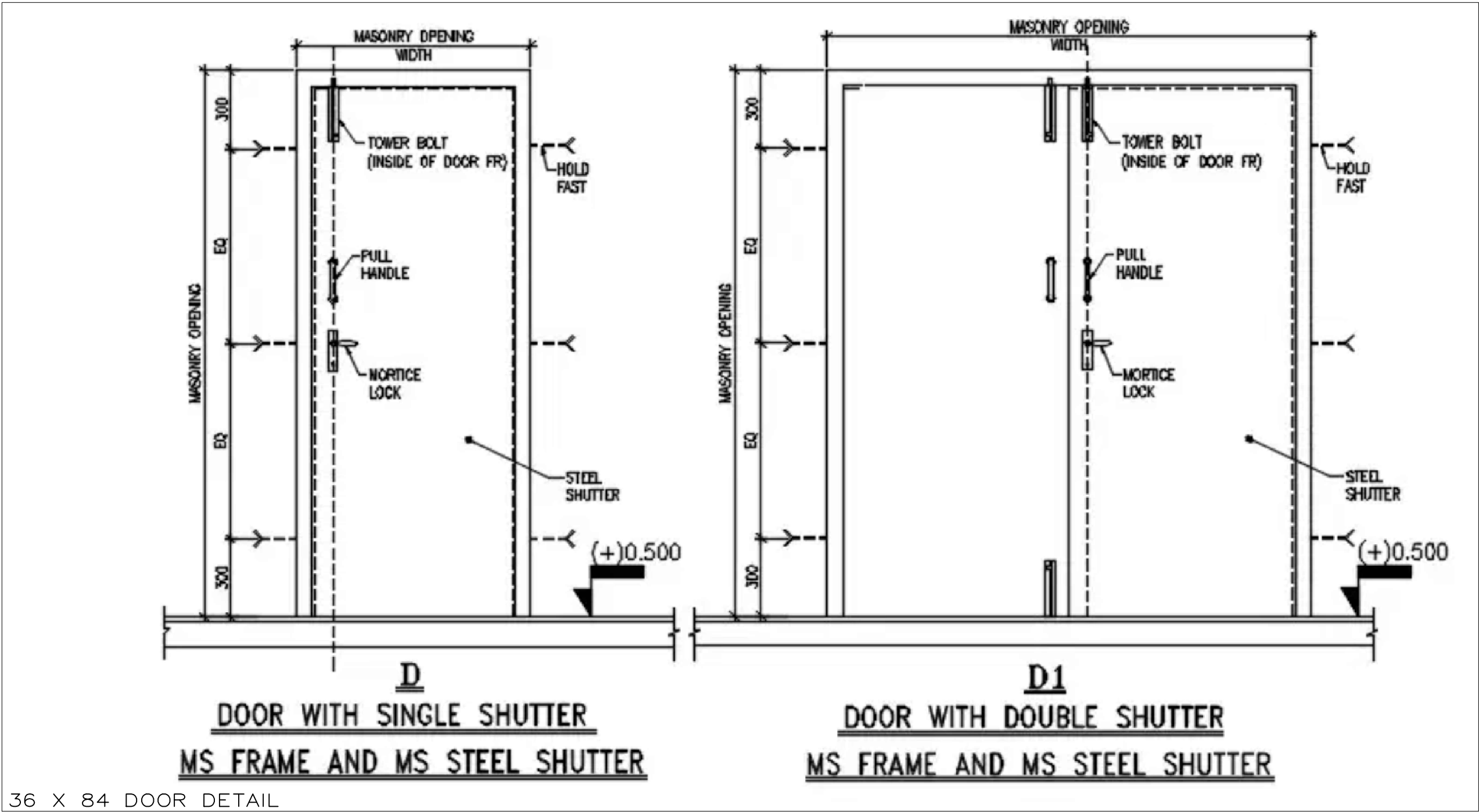
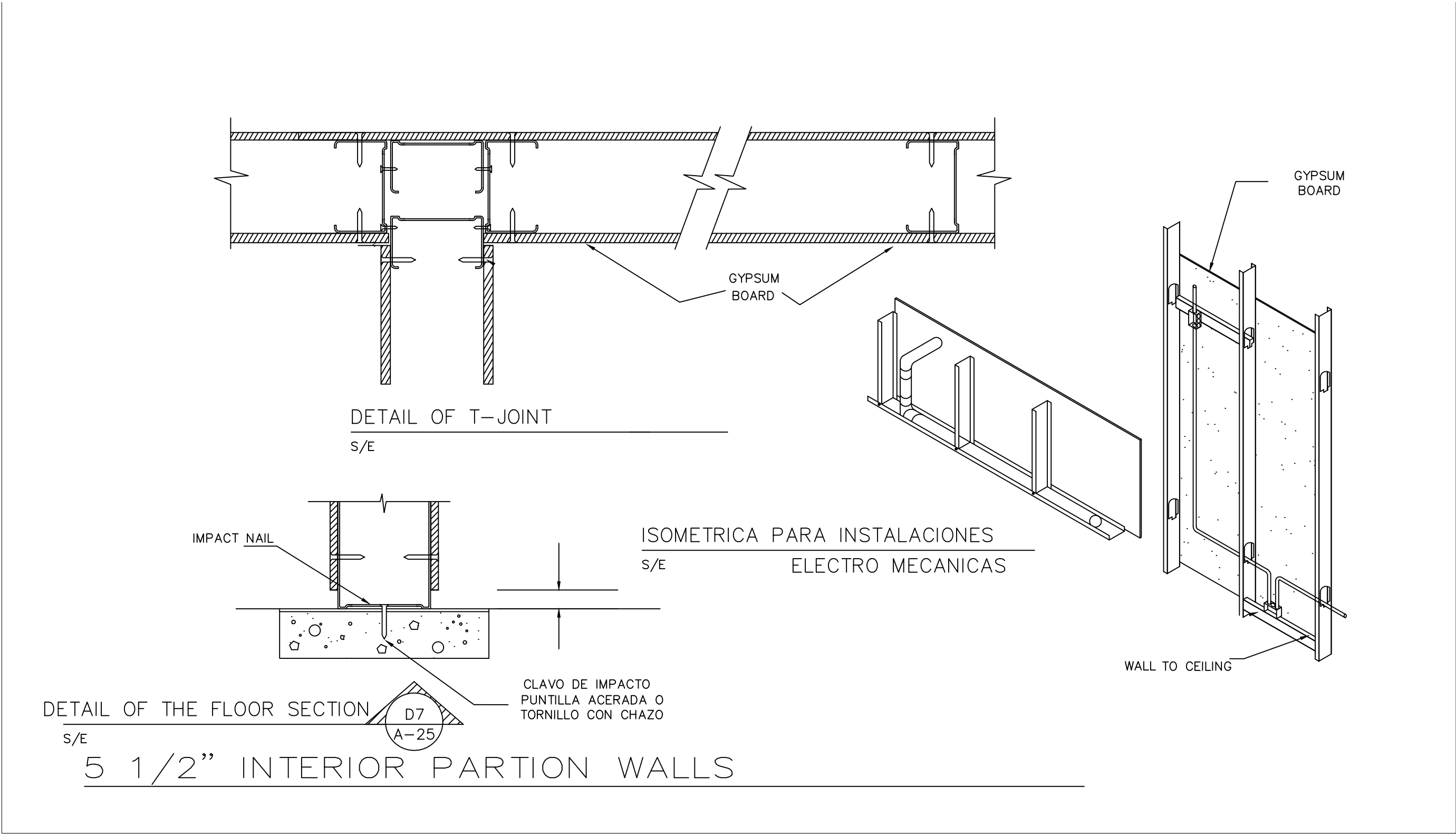
SHEET NAME
ROOF PLAN

SHEET NO.
A-109

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PROJECT:
DATE :
DRAWN BY:
REVISION:

CEE: 4
5/09/2



36 X 84 DOOR DETAIL

PROJECT:	CEE: 4
DATE :	5/09/2
DRAWN BY:	
REVISION:	

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BUILDING REPURPOSE
816 VALLEY ST
BURLINGTON, IA

SHEET NAME

ARCHITECTURAL
DETAILS

SHEET NO.

A-501

ARCHITECTURAL SCHEDULE

DOORS

D1	36" X 84" WOODEN DOOR SINGLE FLUSH
D2	36" X 84" STEEL DOOR WITH GLASS WINDOWS
D3	36" X 80" WOODEN DOOR SINGLE FLUSH
D4	192" X 84" EMBOSSSED GLASS GARAGE DOOR

WALLS

22	36" X 48" FIXED WOOD FRAME WINDOW
23	36" X 65" FIXED WOOD FRAME WINDOW
24	24.5" X 4" 6 SECTION GLASS

WALLS

P01	5 1/2" PARTION WALL
P06	3 1/8" PARTION WALL
W1	12" MASONRY INTERIOR WALL
G10	18" MASONRY INTERIOR WALL

PROJECT:

DATE :

DRAWN BY:

REVISION:

CEE: 4

5/09/2

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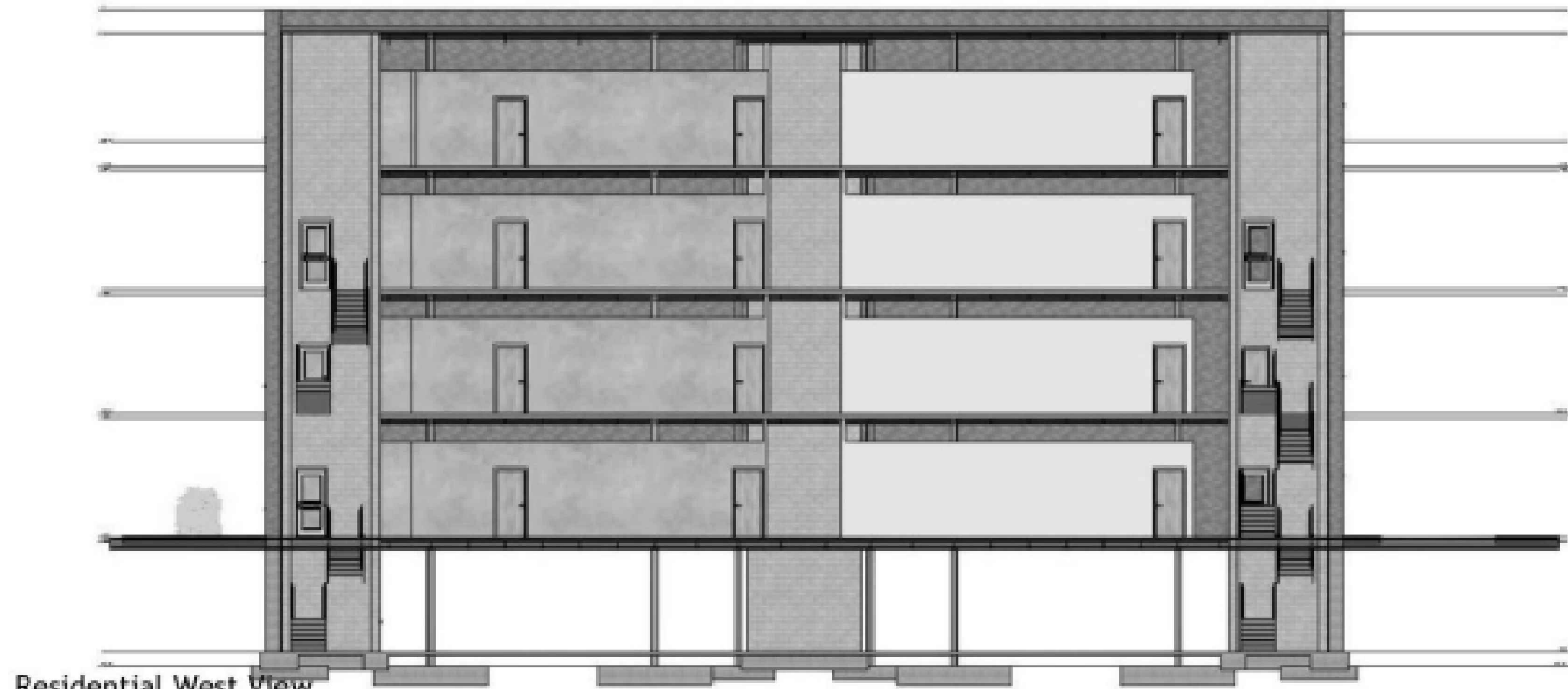
816 VALLEY ST
BURLINGTON, IA

SHEET NAME

ARCHITECTURAL
SCHEDULE

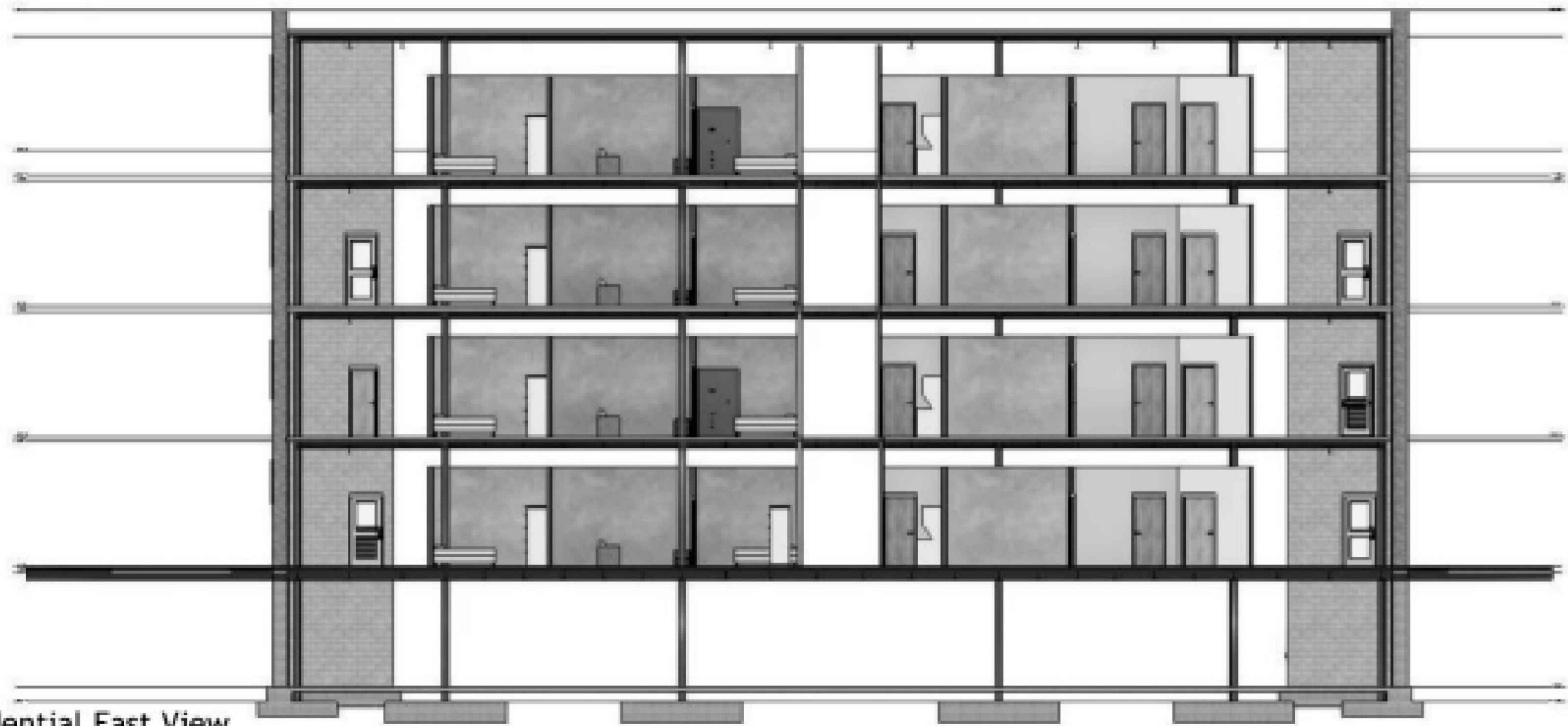
SHEET NO.

A-601



Residential West View

WEST VIEW

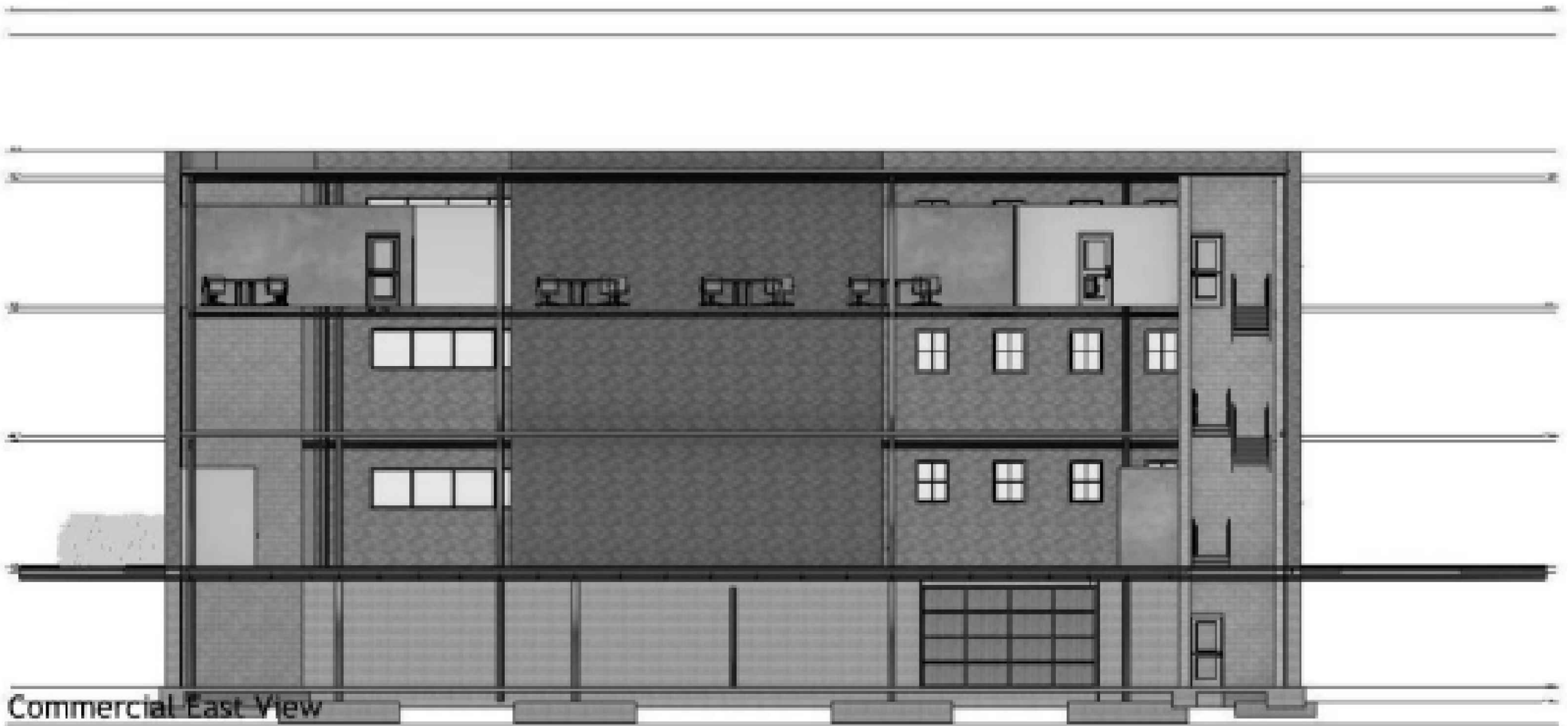


Residential East View

EAST VIEW



Commercial West View



Commercial East View

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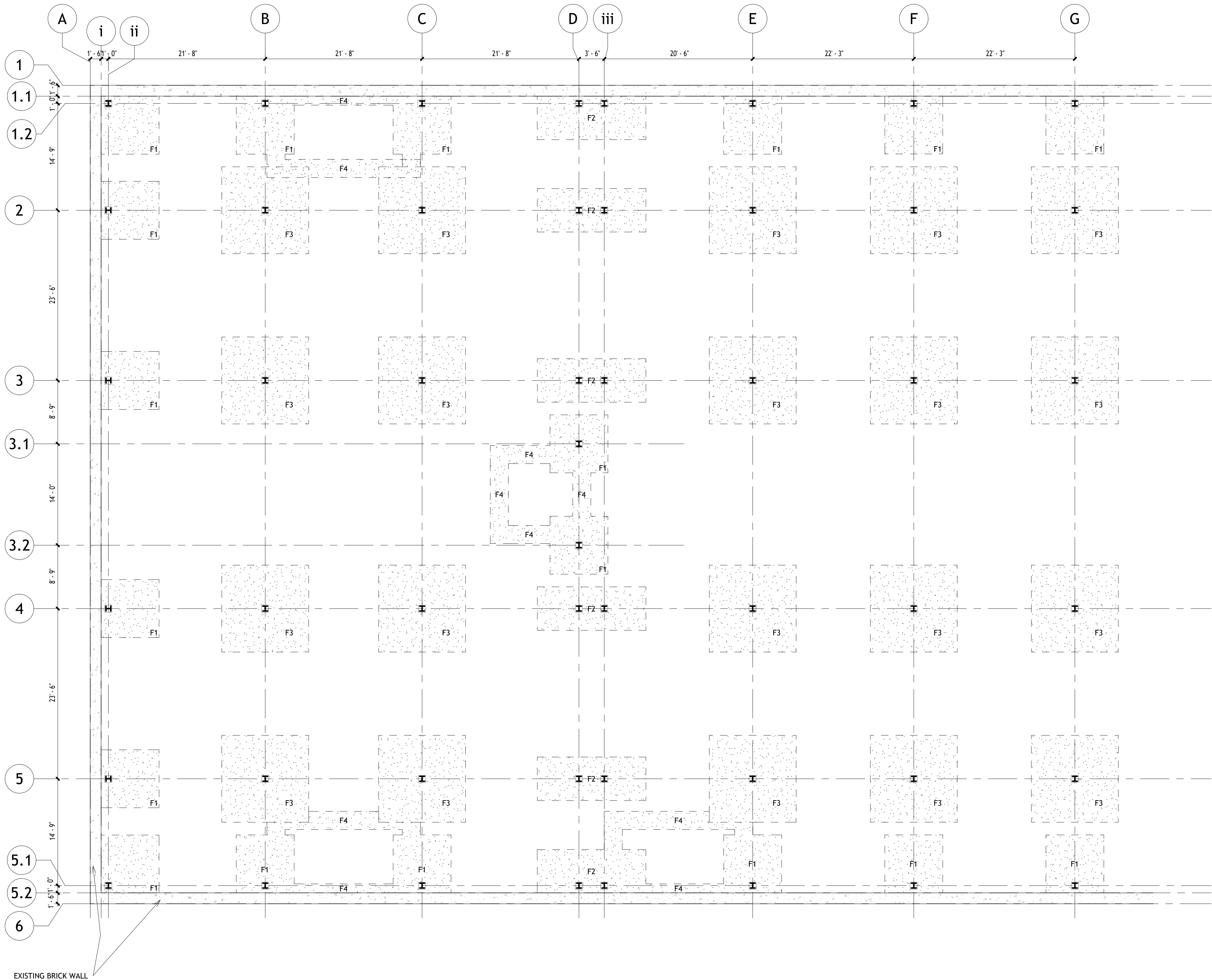
SHEET NAME

CROSS SECTION
VIEWS

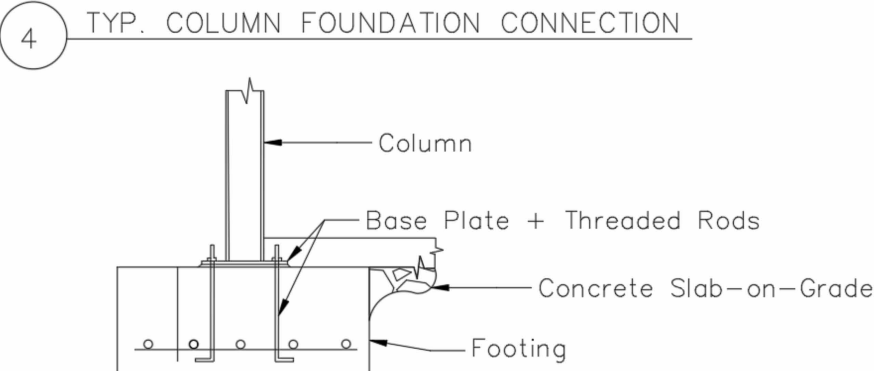
SHEET NO.

A-301

PROJECT: CEE: 4
DATE : 5/09/2
DRAWN BY:
REVISION:



FOOTING SCHEDULE	
TYPE	SIZE
F1	8'-0" x 8'-0" x 1'-6"
F2	6'-0" x 15'-0" x 2'-0"
F3	12'-0" x 12'-0" x 2'-0"
F4	3'-0" x 2'-0" x LIN FT



PROJECT:	CEE 4850
DATE :	5/09/2025
DRAWN BY:	HAH
REVISION:	

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4105 SEAMANS CENTER FOR THE
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FAX: 319.335.5660
EMAIL: civil-hawks@uiowa.edu



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BUILDING REPURPOSE

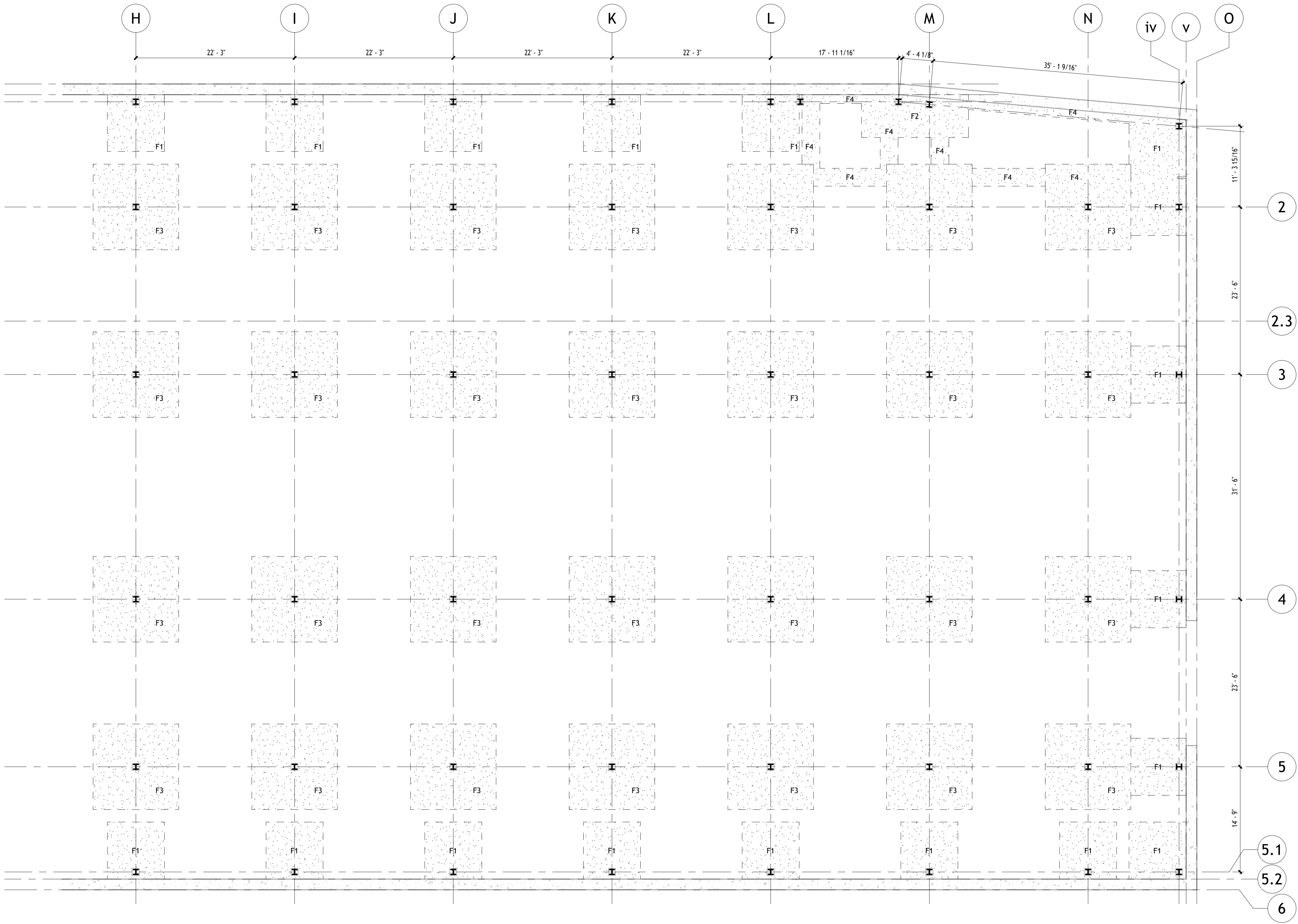
816 VALLEY ST
BURLINGTON, IA

SHEET NAME

FOUNDATION
WEST

SHEET NO.

S-101



PROJECT:CEE 4850

DATE:05/09/2025

DRAWN BY:HAH

REVISION:

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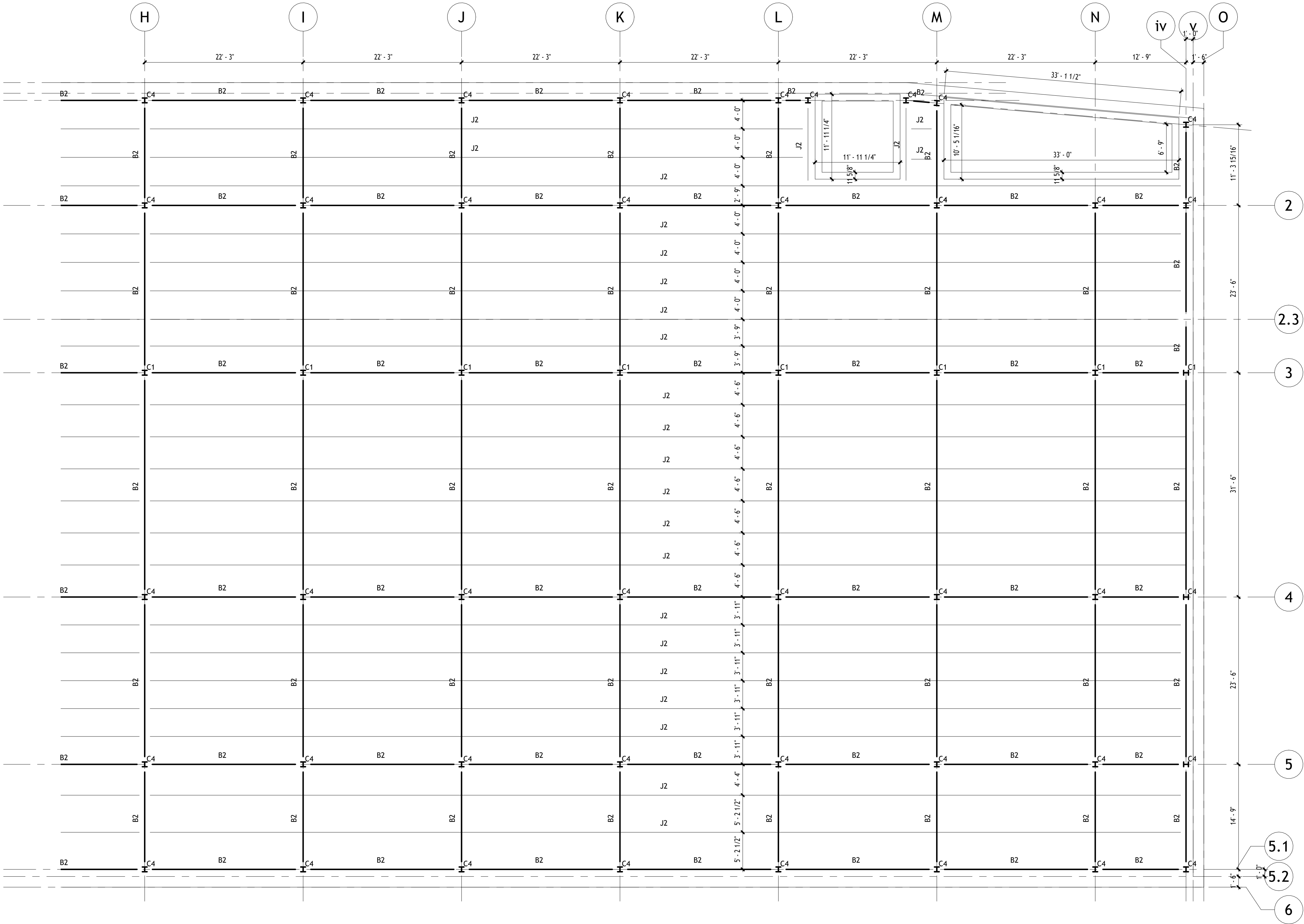
SHEET NAME

FOUNDATION
EAST

SHEET NO.

S-102





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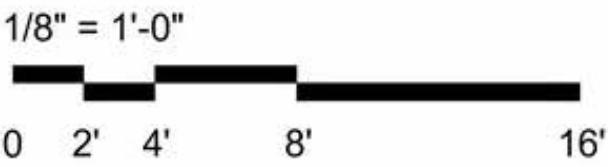
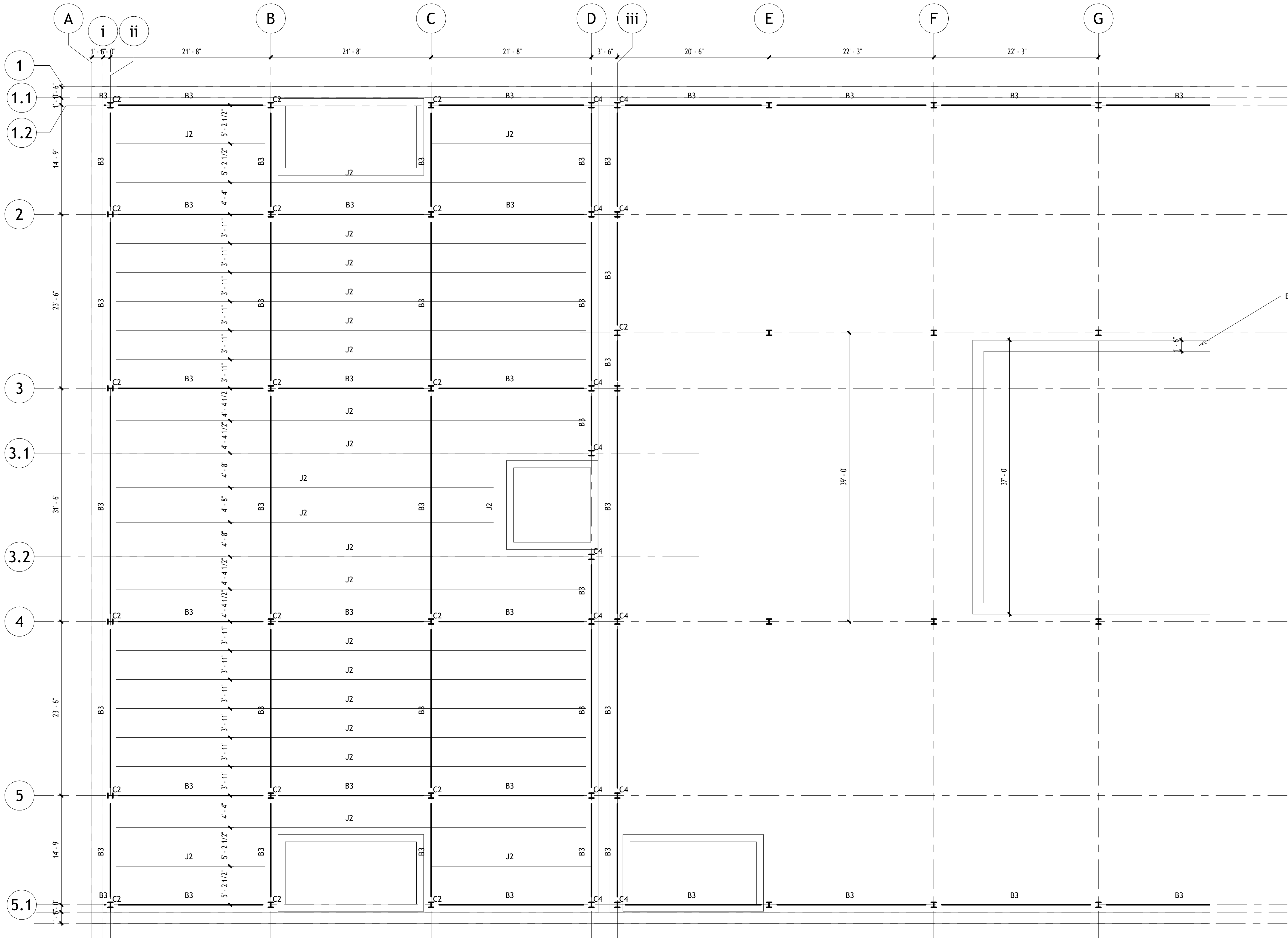
BUILDING REPURPOSE

816 VALLEY ST
BURLINGTON, IA

SHEET NAME
FIRST FLOOR FRAMING
EAST

SHEET NO.
S-104

PROJECT: CEE4850
DATE: 5/09/2025
DRAWN BY: HAH
REVISION:



PROJECT:CEE-4850

DATE:5/09/2025

DRAWN BY:HAH

REVISION:

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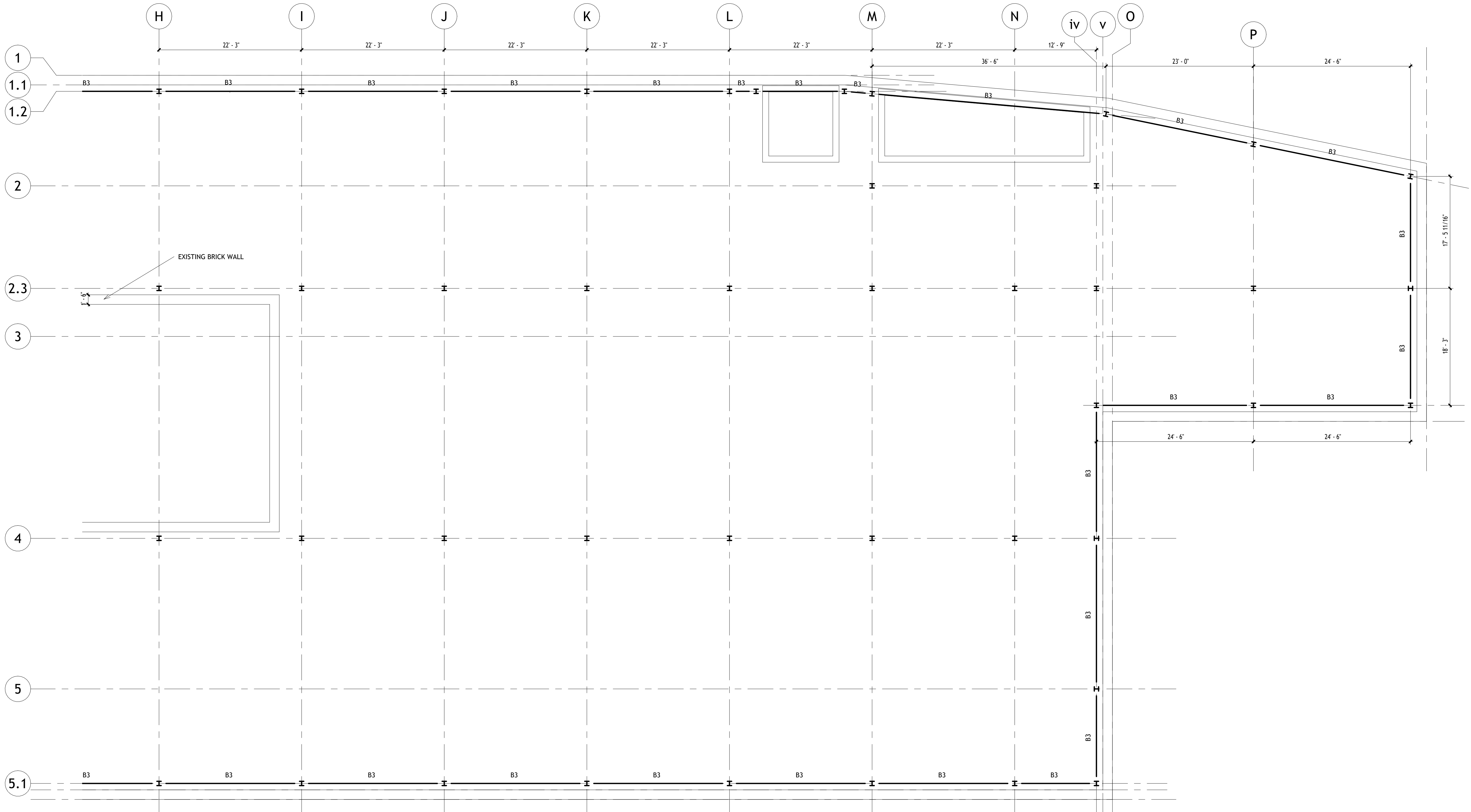
816 VALLEY ST
BURLINGTON, IA

SHEET NAME

SECOND FLOOR FRAMING
WEST

SHEET NO.

S-105



PROJECT:	CEE4850
DATE :	5/09/2025
DRAWN BY:	HAH
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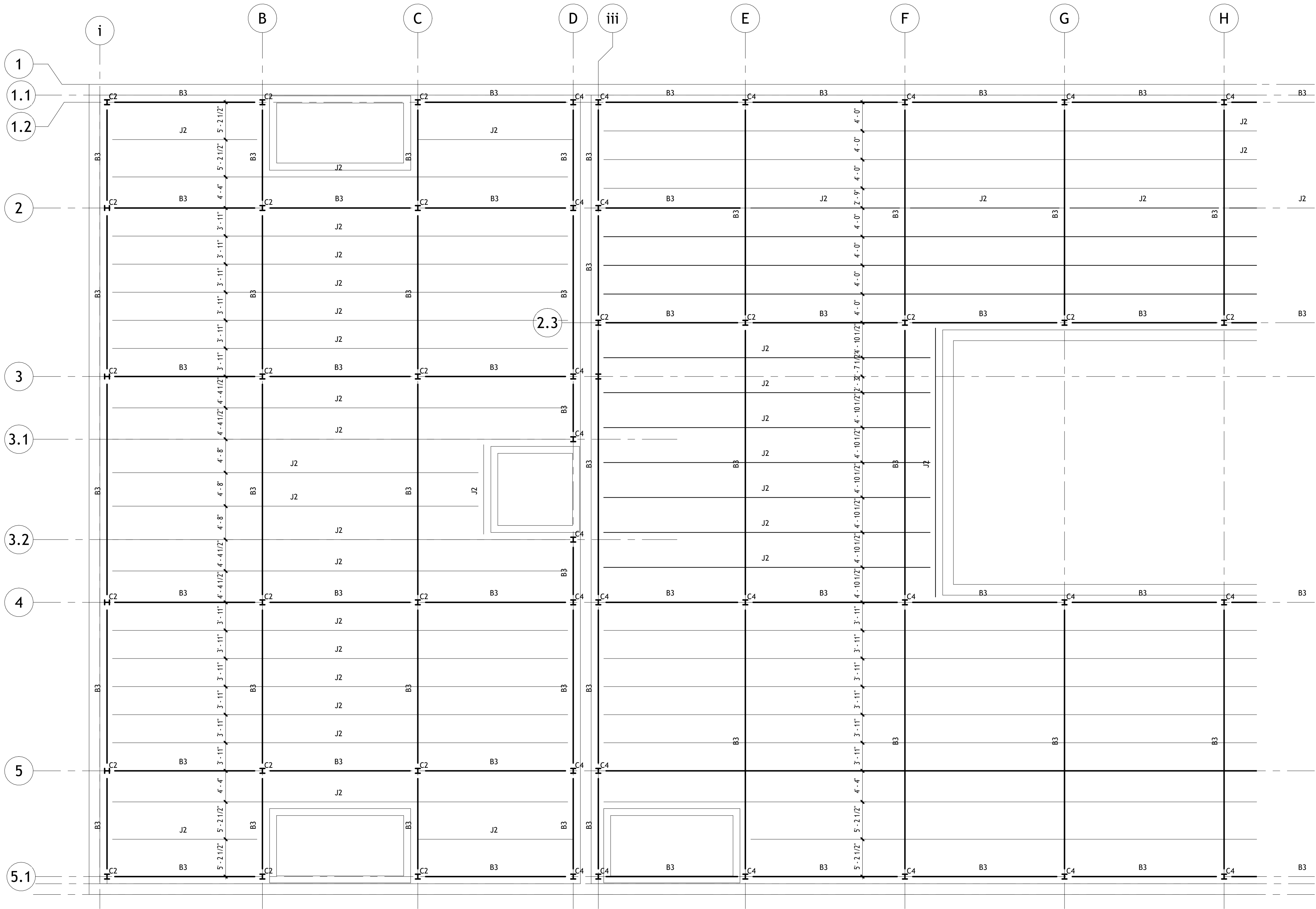
816 VALLEY ST
BURLINGTON, IA

SHEET NAME

SECOND FLOOR FRAMING
EAST

SHEET NO.

S-106



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816 VALLEY ST
BURLINGTON, IA

SHEET NAME

THIRD FLOOR FRAMING
WEST

SHEET NO.

S-107

PROJECT: CEE-4850

DATE: 5/09/2025

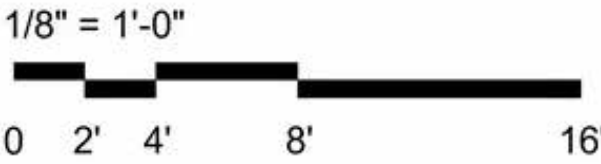
DRAWN BY: HAH

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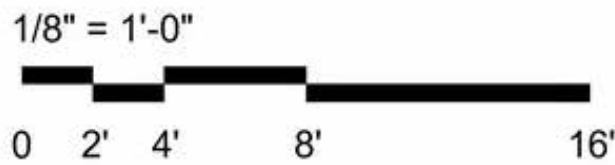
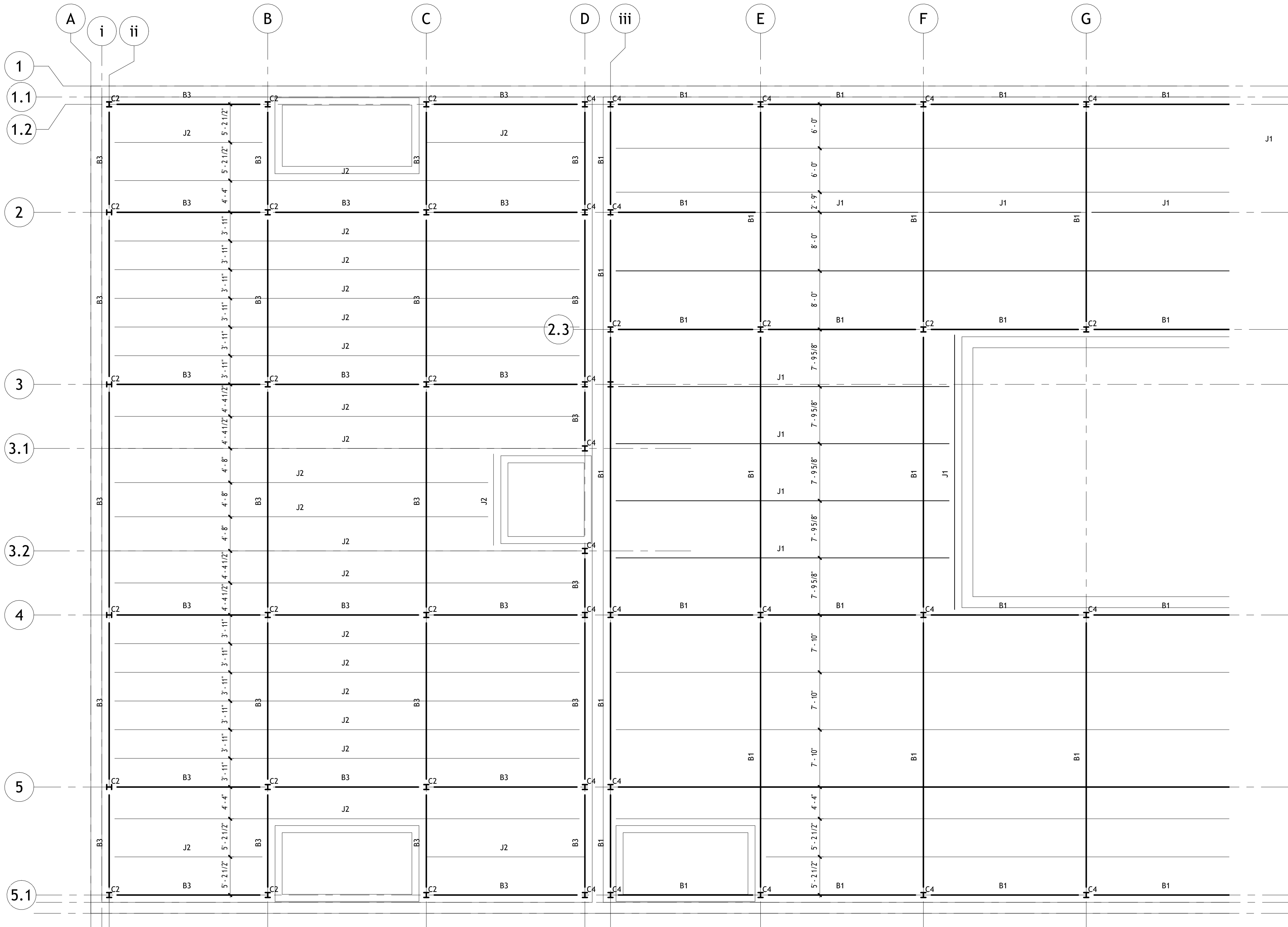
816 VALLEY ST
BURLINGTON, IA

SHEET NAME
THIRD FLOOR FRAMING
EAST

SHEET NO.
S-108

PROJECT:	CEE-4850
DATE :	5/09/2025
DRAWN BY:	HAH
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PROJECT:	CEE-4850
DATE :	5/09/2025
DRAWN BY:	HAH
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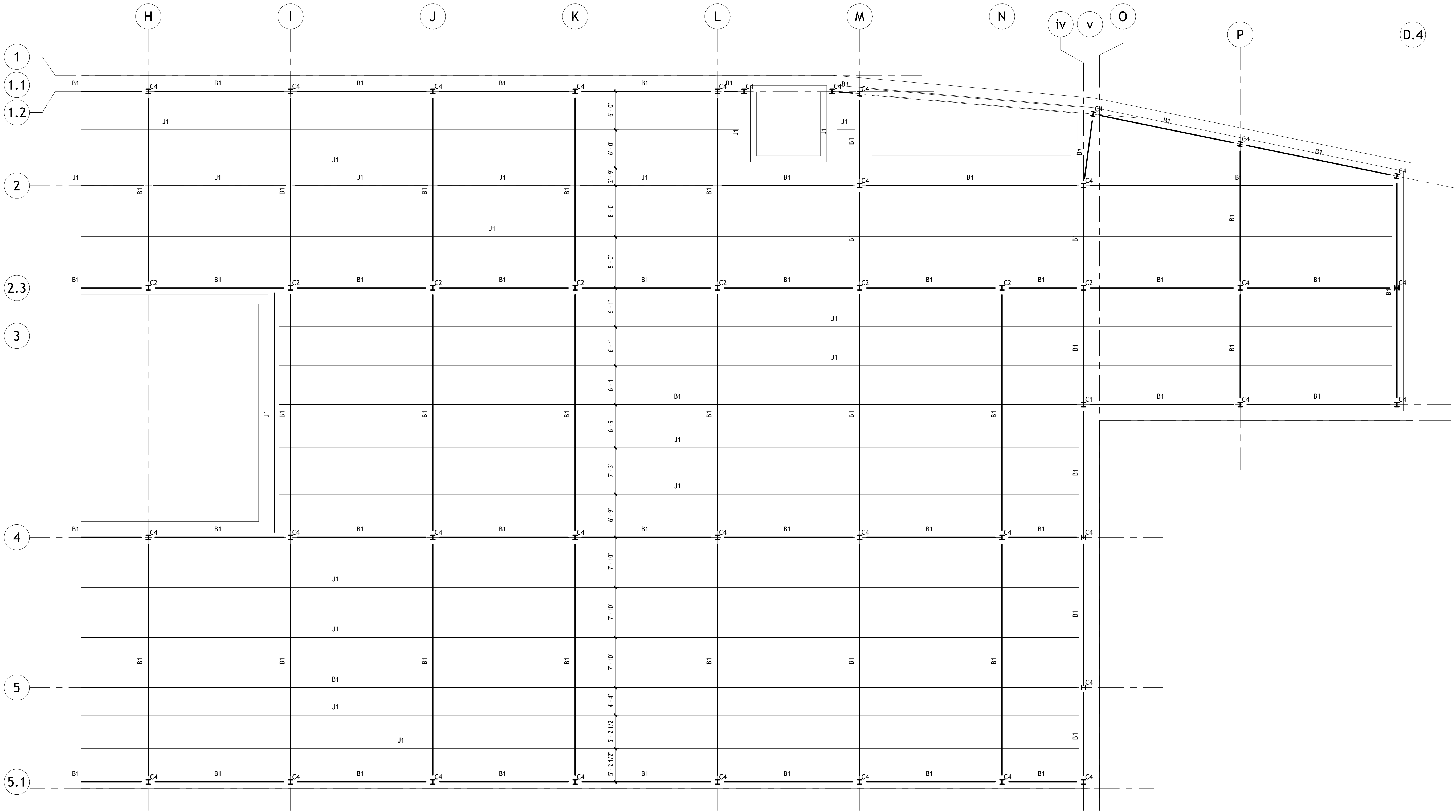
816 VALLEY ST
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SHEET NAME

FOURTH FLOOR FRAMING
WEST

SHEET NO.

S-109



PROJECT:

DATE :

DRAWN BY:

REVISION:

CEE-4850

5/09/2025

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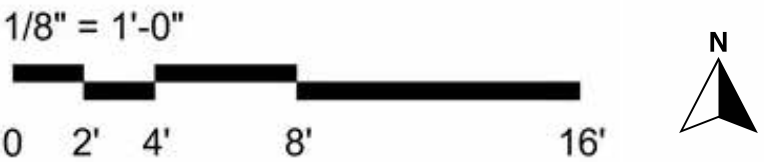
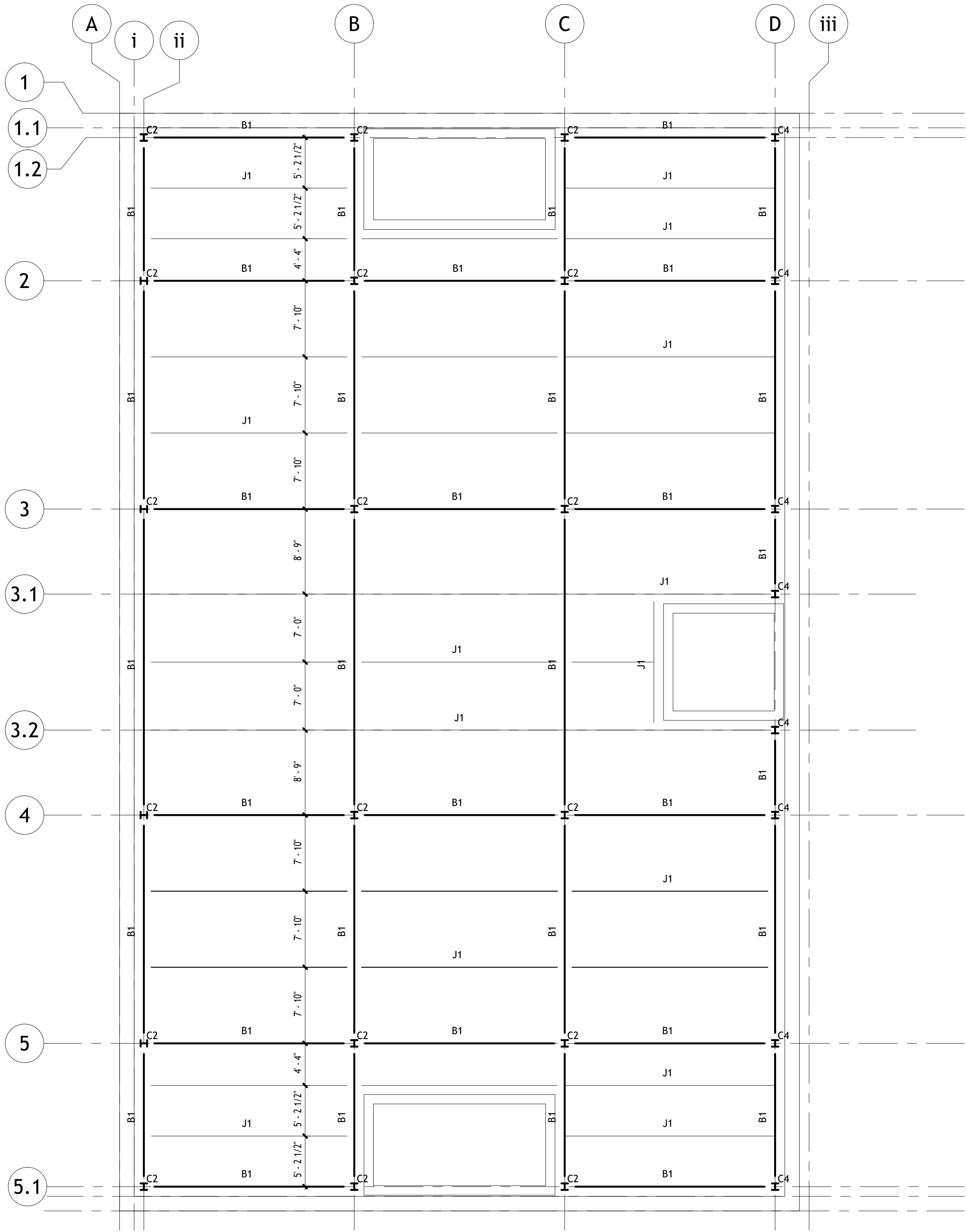
816 VALLEY ST
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SHEET NAME

ROOF FRAMING
EAST

SHEET NO.

S-110



PROJECT:

DATE :

DRAWN BY:

REVISION:

CEE 4850

5/09/2025

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SHEET NAME

ROOF FRAMING

WEST

SHEET NO.

S-111