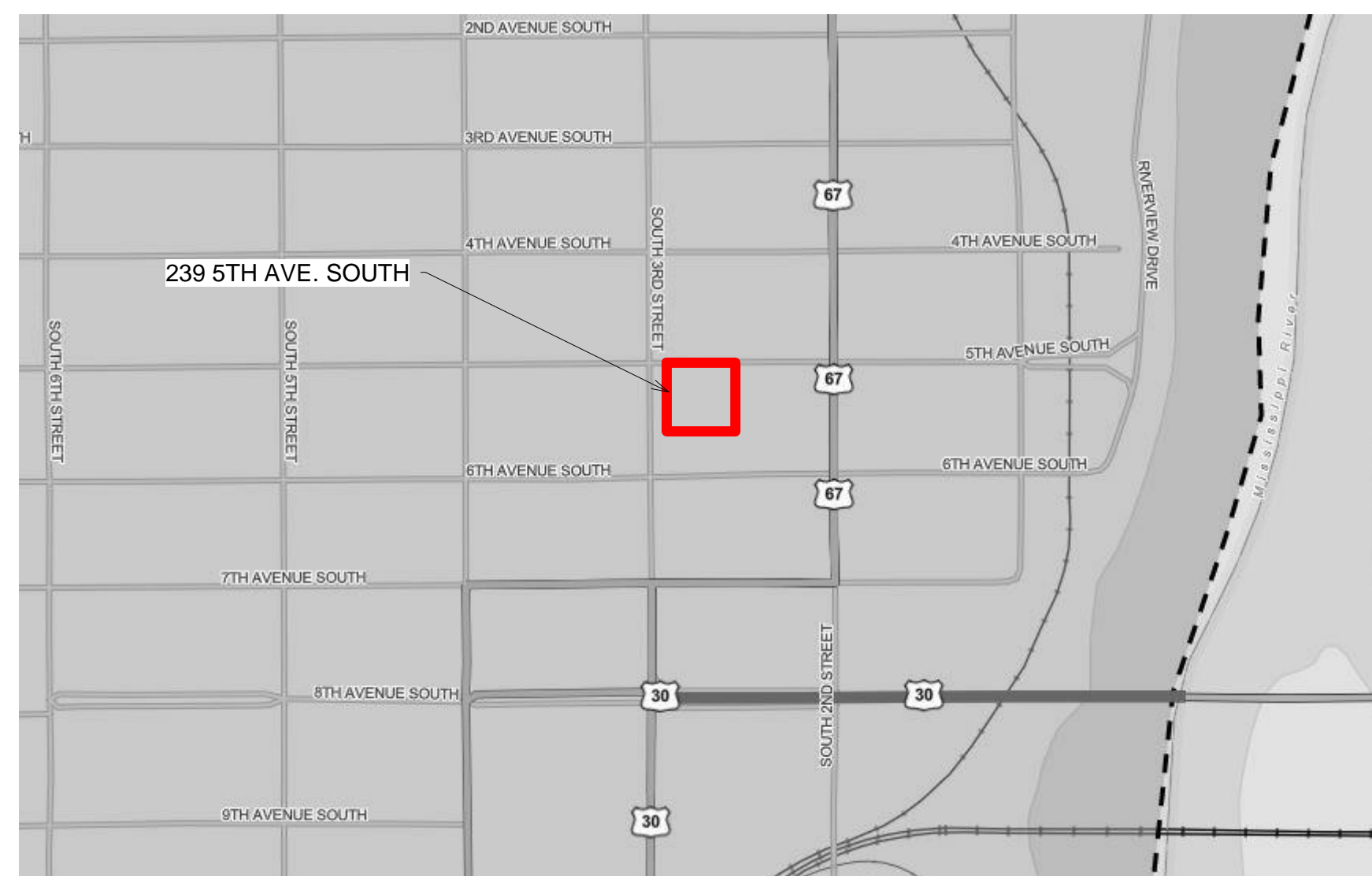


COMMERCIAL BUILDING REHABILITATION II

239 5TH AVENUE SOUTH
CLINTON, IOWA

PROJECT LOCATION MAP



INDEX OF DRAWINGS

SITE ELEVATION PLAN

- SE1 NORTH
- SE2 SOUTH

STRUCTURAL DEMOLITION PLAN

- SD1 FOUNDATION
- SD2 GROUND LEVEL
- SD3 APARTMENTS

STRUCTURAL PLAN

- S1 FOUNDATION
- S2 GROUND LEVEL
- S3 APARTMENTS
- S4 DETAILS
- S5 DETAILS

ARCHITECTURAL DEMOLITION PLAN

- AD1 GROUND LEVEL
- AD2 APARTMENTS

ARCHITECTURAL PLAN

- A1 GROUND LEVEL - NORTH
- A2 GROUND LEVEL - SOUTH
- A3 APARTMENTS
- A4 DETAILS
- A5 DETAILS

| | |
|-----------|------------|
| PROJECT: | CEE:4850-6 |
| DATE: | 11/22/19 |
| DRAWN BY: | SGS |
| REVISION: | 1 |

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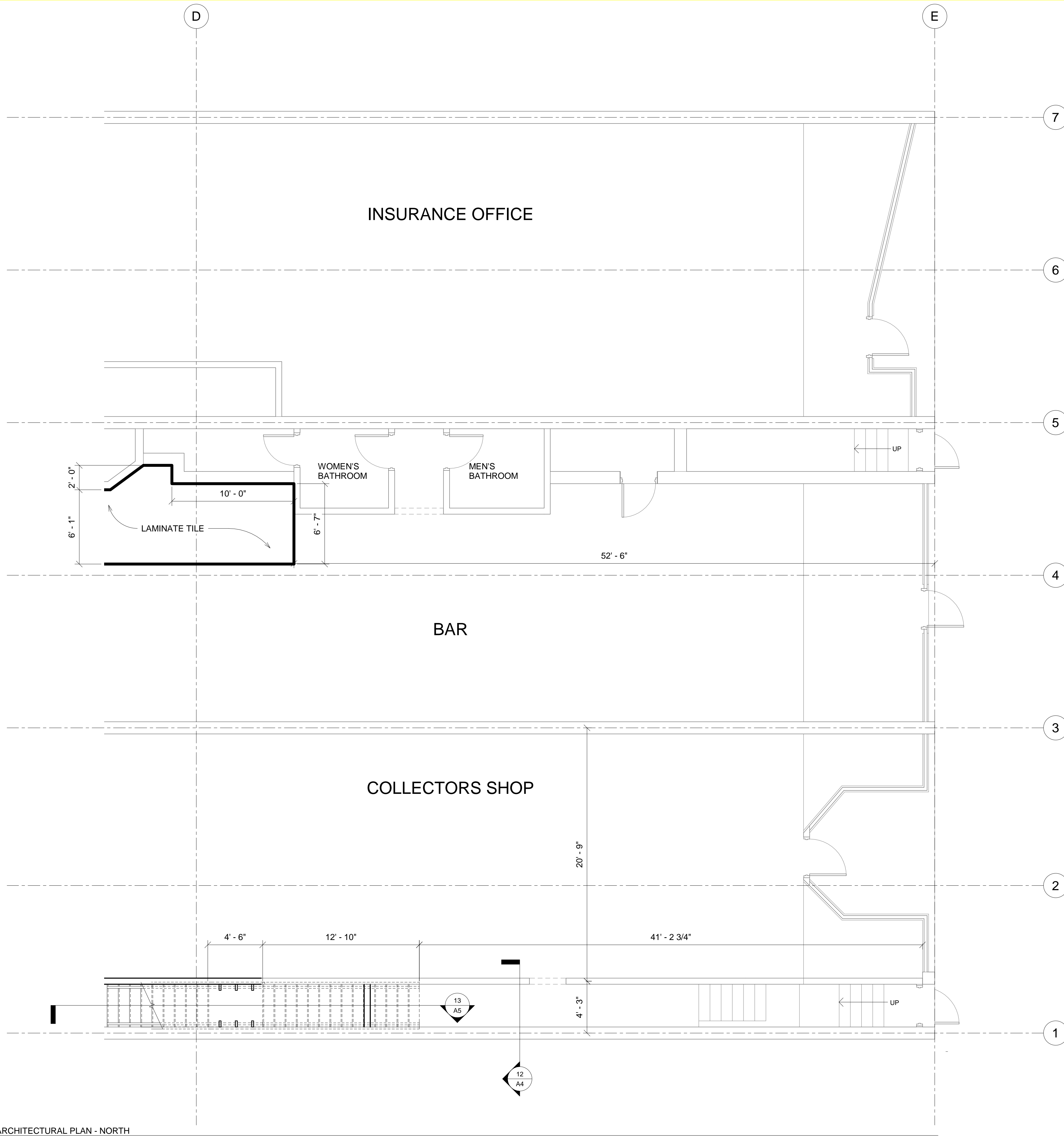
239 5TH AVENUE SOUTH
CLINTON, IA 52732

SHEET NAME

TITLE PAGE

SHEET NO.

1



NOTES

1. ALL WORK SHALL CONFORM WITH THE 2012 INTERNATIONAL BUILDING CODE.
2. COORDINATE ALL WORK WITH ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.
3. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS OF BUILDINGS PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY ANY FIELD DIMENSIONS BEFORE CONSTRUCTION BEGINS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.
6. DO NOT SIGNIFICANTLY VARY OR MODIFY THE WORK SHOWN WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT.
7. REPORT ERRORS AND OMISSIONS TO THE ARCHITECT IMMEDIATELY.
8. PROVIDE TEMPORARY DUST-PROOFING PARTITIONS AS REQUIRED TO PROTECT ALL EXISTING AREAS AND EQUIPMENT FROM DAMAGE DUE TO DEMOLITION OR NEW CONSTRUCTION ACTIVITIES. COORDINATE LOCATIONS AND REQUIREMENTS WITH OWNER.
9. GENERAL CONTRACTOR TO PATCH, REPAIR AND PAINT/REFINISH SURFACES ANY BUILDING ELEMENTS DAMAGED BY MECHANICAL, ELECTRICAL AND PLUMBING WORK AND WHERE ITEMS ARE REMOVED, RELOCATED OR ADDED.
10. PATCH AND REPAIR ALL SURFACES TO MATCH EXISTING WHERE ITEMS ARE REMOVED OR ALTERED. FIELD VERIFICATION REQUIRED.
11. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEAN-UP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.
12. SEE ARCHITECTURAL DETAILS PAGE A5 FOR STAIR DETAILS.
13. PROPOSED INTERIOR WALLS ARE TO BE 6-INCH THICK GENERAL WALLS UNLESS OTHERWISE STATED.
14. SEE ELEVATION PLANS FOR DETAILS OF THE PROPOSED DOORS AND WINDOWS.
15. ALL EXISTING INSULATION IS TO BE CHECKED AND VERIFIED THAT THEY MEET STANDARDS. IF THE CONTRACTOR FINDS A WALL THAT NEEDS TO BE RE-INSULATED THE CONTRACTOR SHOULD SPEAK WITH THE OWNER AND THE ARCHITECT.
16. ALL WOOD IN CONTACT WITH CONCRETE OR EARTH SHALL BE PRESSURE TREATED. ALL PRESSURE TREATED LUMBER SHALL NOT CONTAIN, OR BE TREATED WITH, CHROMIUM COPPER ARSENATE.

WOOD STAIR SCHEDULE

| RISER HEIGHT | | TREAD DEPTH | | RUN WIDTH | FLIGHT RISE |
|--------------|------|-------------|----------|-----------|-------------|
| MAX. | MIN. | MAX. | MIN. | MIN. | MAX. |
| 0' - 7" | - | - | 0' - 11" | 3' - 0" | 12' - 0" |

| | |
|--------------|---------------------------------|
| RUN TYPE | 2" TREAD, 1" NOSING, 1/4" RISER |
| LANDING TYPE | NON-MONOLITHIC LANDING |
| SUPPORT TYPE | STRINGER - 2" WIDTH |

| | |
|-----------|--------------|
| STUD SIZE | STUD SPACING |
| 2" x 6" | 16" O.C. |

* SUD HEIGHTS VARY FROM STAIR CASE TO STAIR CASE, SEE DETAILS FOR HEIGHTS

| | |
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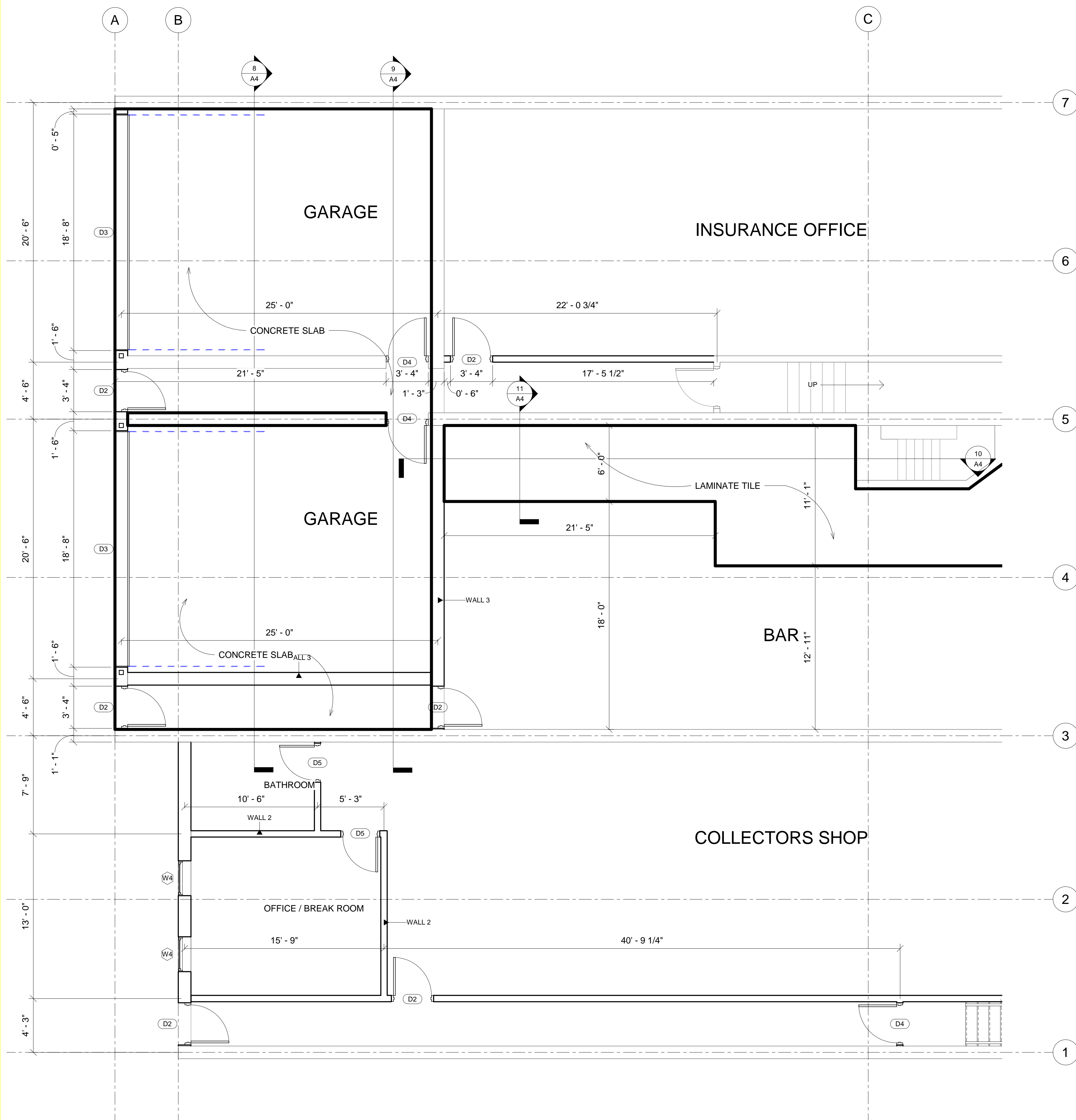
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 239 5TH AVENUE SOUTH
 CLINTON, IA 52732

SHEET NAME
 ARCHITECTURAL PLAN - GROUND LEVEL - NORTH

SHEET NO.

A1



NOTES

1. FOR STAIR CONSTRUCTION ALL MEMBERS SHALL BE NO. 2 SPRUCE PINE-FIR AND MUST HAVE HANDRAILS DESIGNED FOR A UNIFORM LOAD OF 50 PLF AND A SINGLE CONCENTRATED LOAD OF 200 LBF.
2. STAIRS WILL BE SUPPORTED BY 3" WIDE STRINGERS. STRINGERS SHALL NOT EXCEED 12' - 0" OF RISE.
3. STAIRS ARE TO BE BUILT TO WITHSTAND LIVE LOAD OF 40 PSF.
4. MINIMUM HEADROOM SHALL BE 6' - 8", AND MINIMUM WIDTH SHALL BE 3' - 0".
5. THE MAXIMUM RISER HEIGHT SHALL BE 7" AND THE MINIMUM TREAD DEPTH SHALL BE 11".
6. HANDRAILS SHALL BE PROVIDED ON ATLEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH 4 OR MORE RISERS. HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38". HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR FULL LENGTH OF THE FLIGHT, FROM THE TOP TO THE BOTTOM RISER.
7. INSTALL FIRE BLOCKING AT TOP AND BOTTOM OF STRINGER SPAN AND WALL ALONG STRINGER.
8. DOORS TO THE EXTERIOR SHALL HAVE A MAXIMUM 7-3/4" STEP TO A MINIMUM 36" DEEP LANDING, BUT THE DOOR MAY NOT SWING OVER THE LANDING.

WALL SCHEDULE

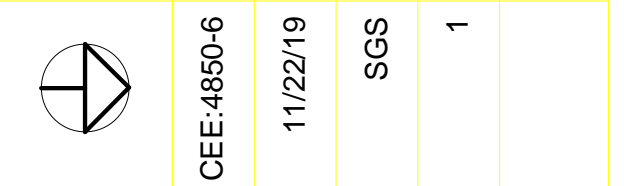
| KEYNOTE | THICKNESS | BASE ELEVATION | TOP ELEVATION |
|---------|-----------|----------------|---------------|
| WALL 2 | 6" | 0' - 0" | 10' - 0" |
| WALL 3 | 12" | 0' - 0" | 10' - 0" |

* BOTH WALL 2 AND 3 ARE STANDARD WALLS. WALL 2 WILL BE INSULATED AS AN EXTERIOR WALL BECAUSE OF THE GARAGES.

GROUND LEVEL DOOR LEGEND

| DOOR TAG | DOOR SIZE | DOOR TYPE | PLAN VIEW | ELEVATION VIEW |
|----------|-------------------------|------------------------------|-----------|----------------|
| D1 | SEE ELEVATION PLAN - E2 | DOOR PASSAGE SINGLE FLUSH | | |
| D2 | | | | |
| D3 | | | | |
| D4 | 3'-0" x 7'-0" | DOOR PASSAGE SINGLE FLUSH | | |
| D5 | 2'-9" x 7'-0" | | | |
| D6 | 3'-6" x 7'-0" | DOOR OPENING | | |

* REFER TO THE ELEVATION PLAN FOR WINDOW DETAILS



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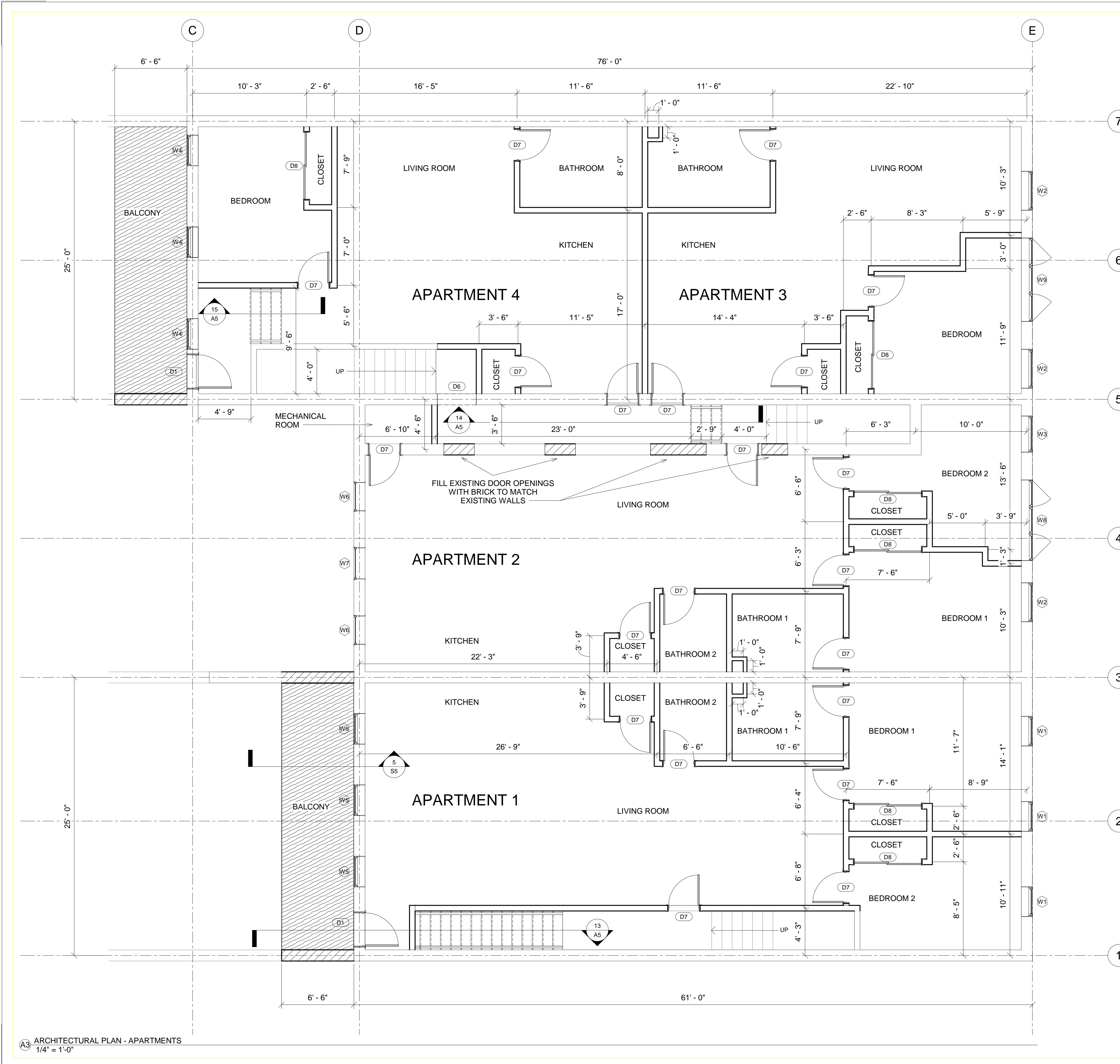
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COMMERCIAL BUILDING REHABILITATION II
 239 5TH AVENUE SOUTH
 CLINTON, IA 52732

SHEET NAME
 ARCHITECTURAL PLAN -
 GROUND LEVEL - SOUTH

SHEET NO.

A2



NOTES

- 1. ALL INTERIOR PARTITION WALLS SHALL NOT BE LOAD BEARING AND WILL EXTEND TO THE CEILING OF THE APARTMENT IT IS IN UNLESS OTHERWISE STATED.
- 2. IN EACH APARTMENT THERE SHALL BE A 1' - 0" x 1' - 0" WALLED OFF SECTION TO ALLOW WATER UTILITIES TO COME UP FROM THE GROUND FLOOR. THESE WILL BE LOCATED IN THE BATHROOMS.
- 3. ALL APARTMENT FLOOR MATERIAL IS TO BE REMOVED AND REPLACED WITH LAMINATE WOOD FLOORS.
- 4. SHARED WALLS BETWEEN APARTMENTS IS WHERE KITCHEN APPLIANCES SHALL BE LOCATED.

WALL SCHEDULE

| KEYNOTE | LOCATION | THICKNESS | HEIGHT |
|---------|-------------|-----------|----------|
| WALL 2 | COLL. SHOP | 6" | 10' - 6" |
| | BAR | 6" | 9' - 6" |
| | INS. OFFICE | 6" | 11' - 6" |

APARTMENT DOOR LEGEND

| DOOR TAG | DOOR SIZE | DOOR TYPE | PLAN VIEW | ELEVATION VIEW |
|----------|---------------|---|-----------|-----------------------------|
| D1 | | | | |
| D2 | | | | SEE ELEVATION PLAN - E2 |
| D3 | | | | |
| D4 | | | | SEE ARCHITECTURAL PLAN - A1 |
| D5 | | | | |
| D6 | | | | |
| D7 | 3'-0" x 7'-0" | DOOR INTERIOR SINGLE 4 PANEL WOOD | | |
| D8 | 3'-0" x 7'-0" | DOOR INTERIOR DOUBLE SLIDING 2 PANEL WOOD | | |

* REFER TO THE ELEVATION PLAN FOR WINDOW DETAILS



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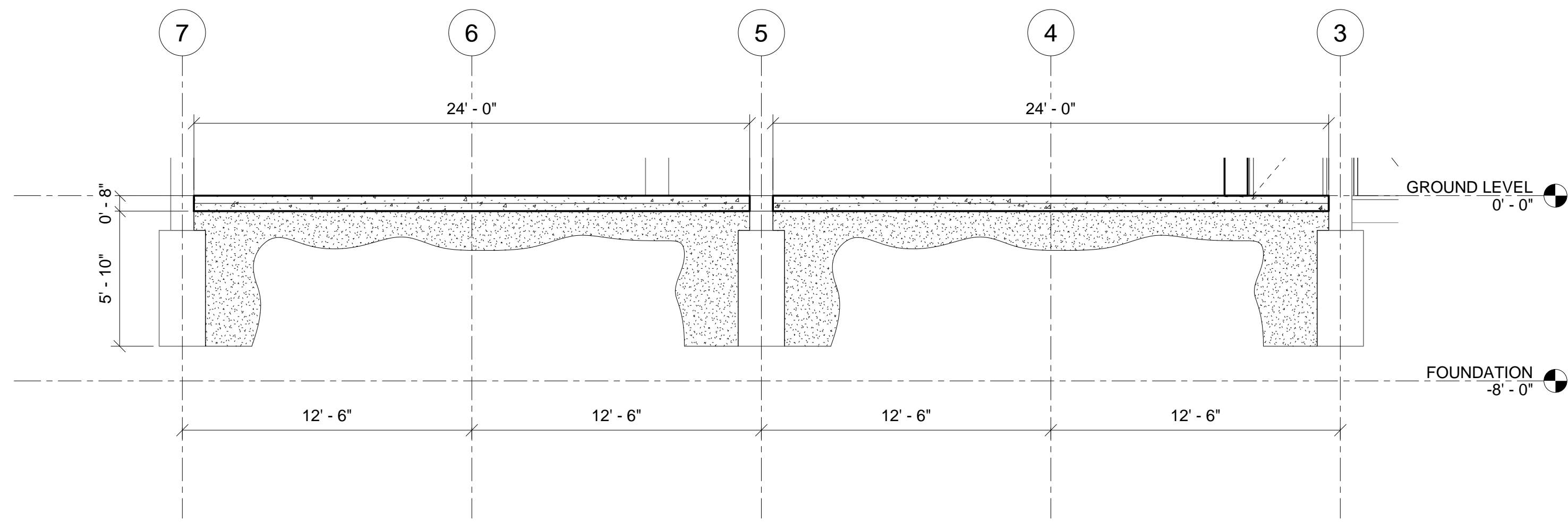
COMMERCIAL BUILDING REHABILITATION II

239 5TH AVENUE SOUTH
 CLINTON, IA 52732

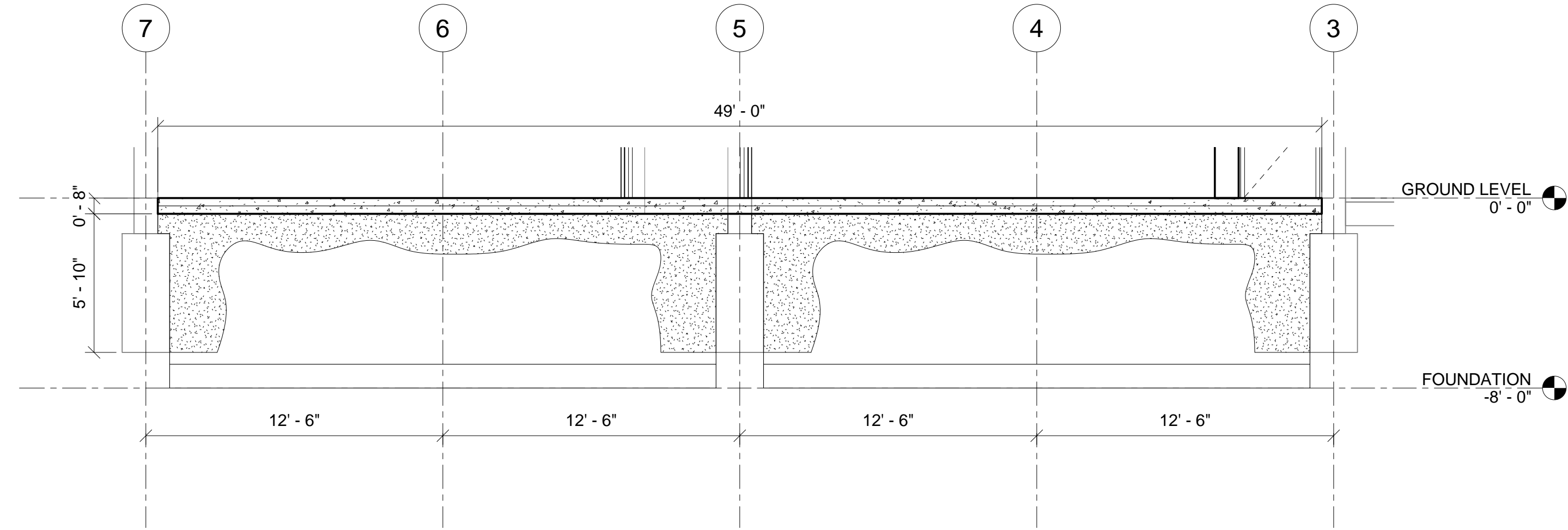
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 ARCHITECTURAL PLAN - APARTMENTS

SHEET NO.

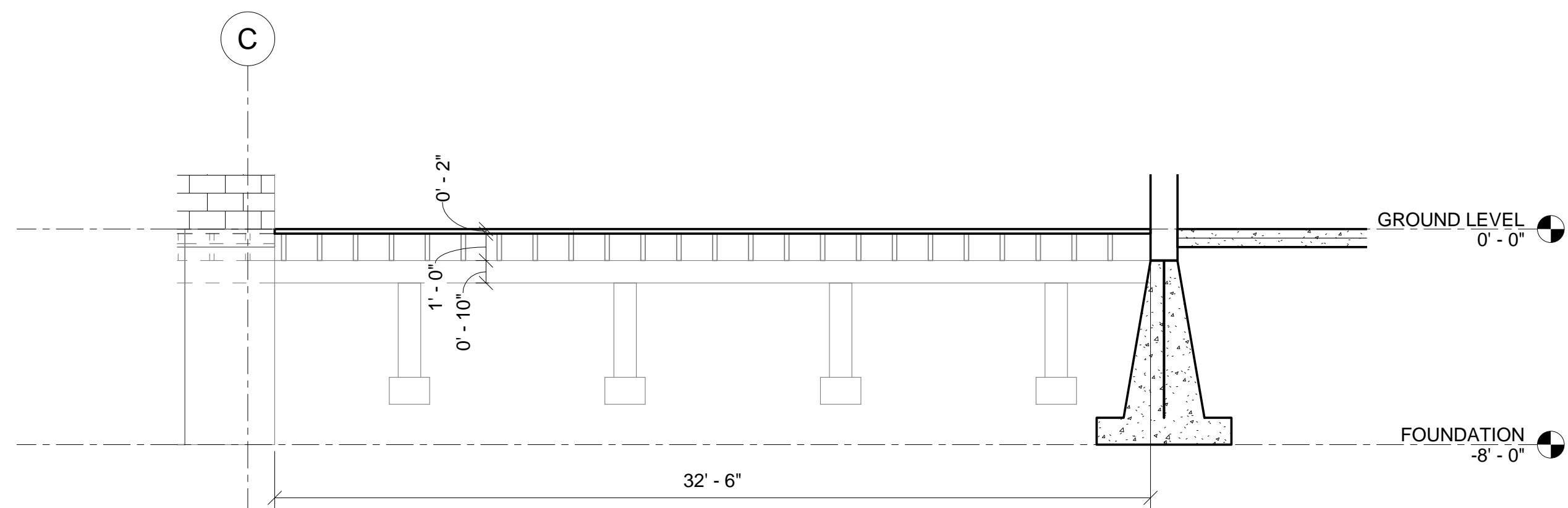
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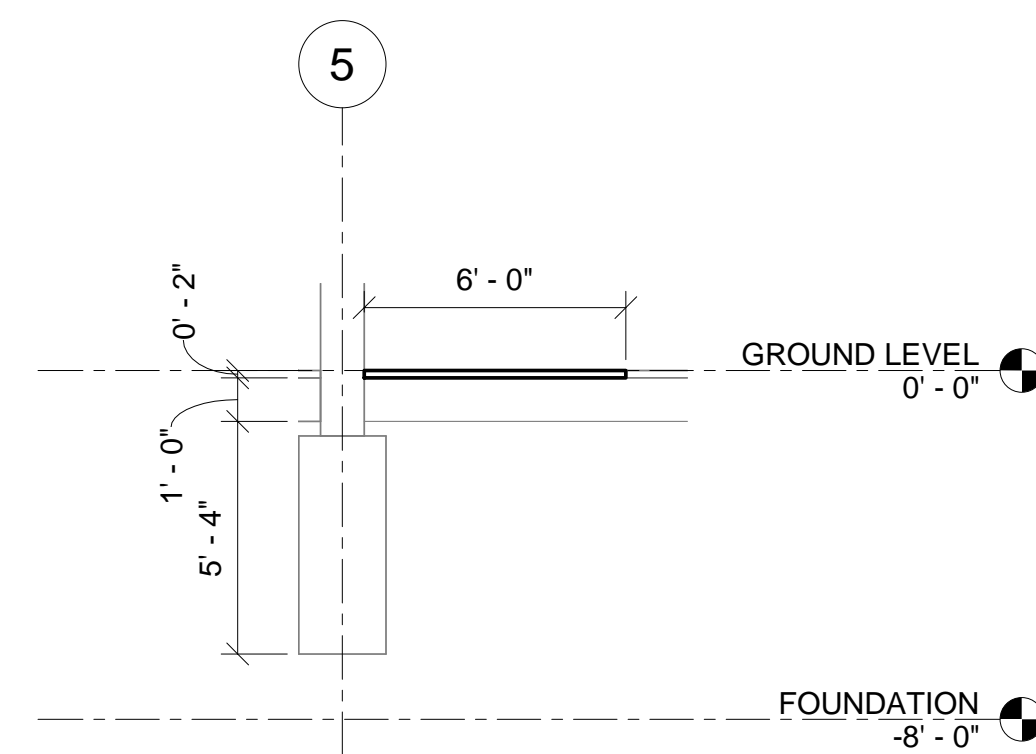
8 PROPOSED GARAGE SLAB DETAIL 1
1/4" = 1'-0"



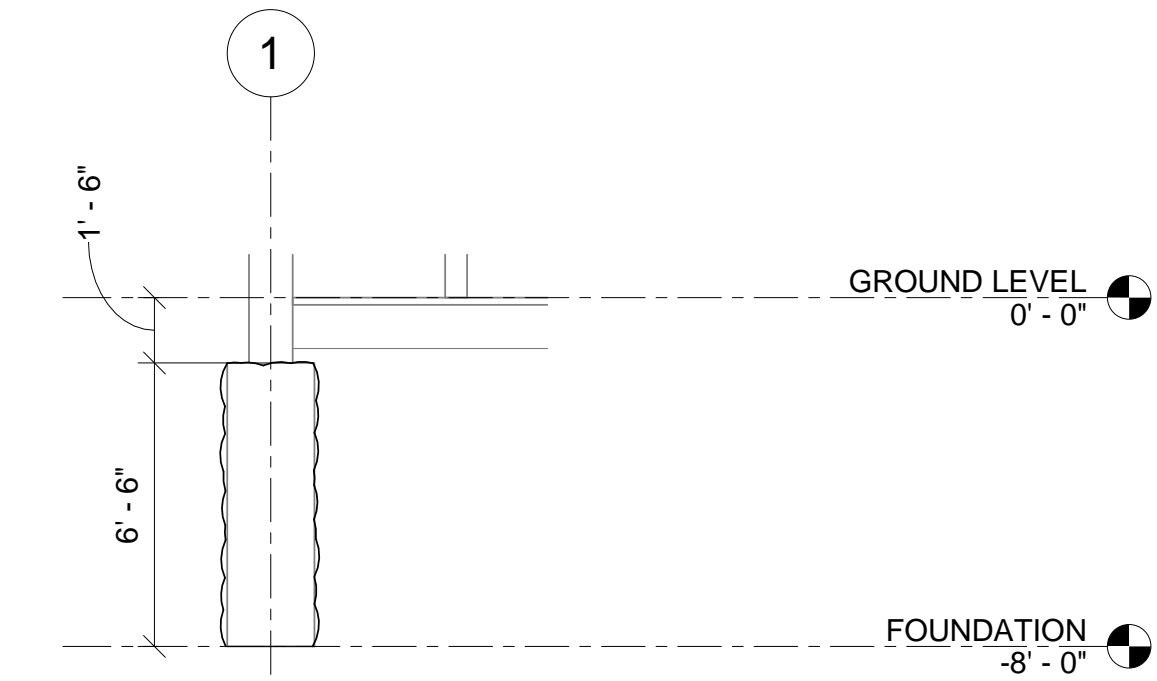
9 PROPOSED GARAGE SLAB DETAIL 2
1/4" = 1'-0"



10 PROPOSED BAR FLOOR SURFACE
DETAIL 1
1/4" = 1'-0"



11 PROPOSED BAR FLOOR SURFACE
DETAIL 2
1/4" = 1'-0"



12 FOUNDATION WALL REPAIR DETAIL
1/4" = 1'-0"

NOTES

1. THE CONCRETE SLAB SHALL BE 8" THICK WITH 4" OF AGGREGATE, AND 4" OF NORMAL WEIGHT CONCRETE. THE SLAB SHALL ALSO CONTAIN A THIN WATER PROOF MEMBRANE.
2. THE LAMINATE TILE SHALL BE 2" THICK AND SHALL CONSIST OF OSB PLYWOOD SHEATHING, A THIN WATER PROOF MEMBRANE, AND A LAMINATE FINISH.
3. ELEVATION SHALL BE PRESENTED WITH GRIDLINES AND DIMENSIONING. THE BUILDING HAS A FINISHED FLOOR OF 600.00 = 100'-0".
4. ALL CONCRETE SHALL BE STONE AGGREGATE UNLESS OTHERWISE NOTED. MINIMUM CONCRETE 28 DAY COMPRESSIVE STRENGTH SHALL BE AS FOLLOWS:
 - A. FOOTINGS AND FOUNDATIONS WALLS4000 PSI
 - B. SLAB ON GRADE.....4000 PSI
 - C. ALL OTHER CONCRETE.....4000 PSI
5. EXISTING CONCRETE FLOOR SLABS AND/OR SURFACES SHALL BE PREPARED TO RECEIVE NEW SCHEDULED FINISHES BY GRINDING, SCRAPING, FILLING, PATCHING, LEVELING, ETC. AS REQUIRED.
6. CONTRACTOR SHALL ALSO CHECK AND IDENTIFY ALL EXISTING WATER, SANITARY AND ELECTRIC LINES WHICH ARE TO REMAIN AND BE PROTECTED FROM DAMAGE DURING DEMOLITION AND ALTERATION OF WORK.
7. OWNER WILL RETAIN ALL SALVAGE THAT IS OF VALUE AS DESIGNATED BY THE OWNERS REPRESENTATIVE, EXCEPT THOSE ITEMS DESIGNATED TO BE REUSED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STORAGE AND PROTECTION OF ALL ITEMS WHICH WILL BE REUSED IN THIS PROJECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING FROM THE PREMISES ALL CONSTRUCTION DEBRIS AND ITEMS NOT REUSED OR RETAINED BY THE OWNER.

CONCRETE SLAB SCHEDULE

| THICKNESS | SURFACE AREA | VOLUME | ELEVATION AT TOP |
|-----------|--------------|--------|------------------|
| 0' - 8" | 1205 SQ. FT. | 803 CF | 0' - 0" |

LAMINATE FLOOR SLAB SCHEDULE

| THICKNESS | SURFACE AREA | VOLUME | ELEVATION AT TOP |
|-----------|--------------|--------|------------------|
| 0' - 2" | 410 SQ. FT. | 68 CF | 0' - 0" |

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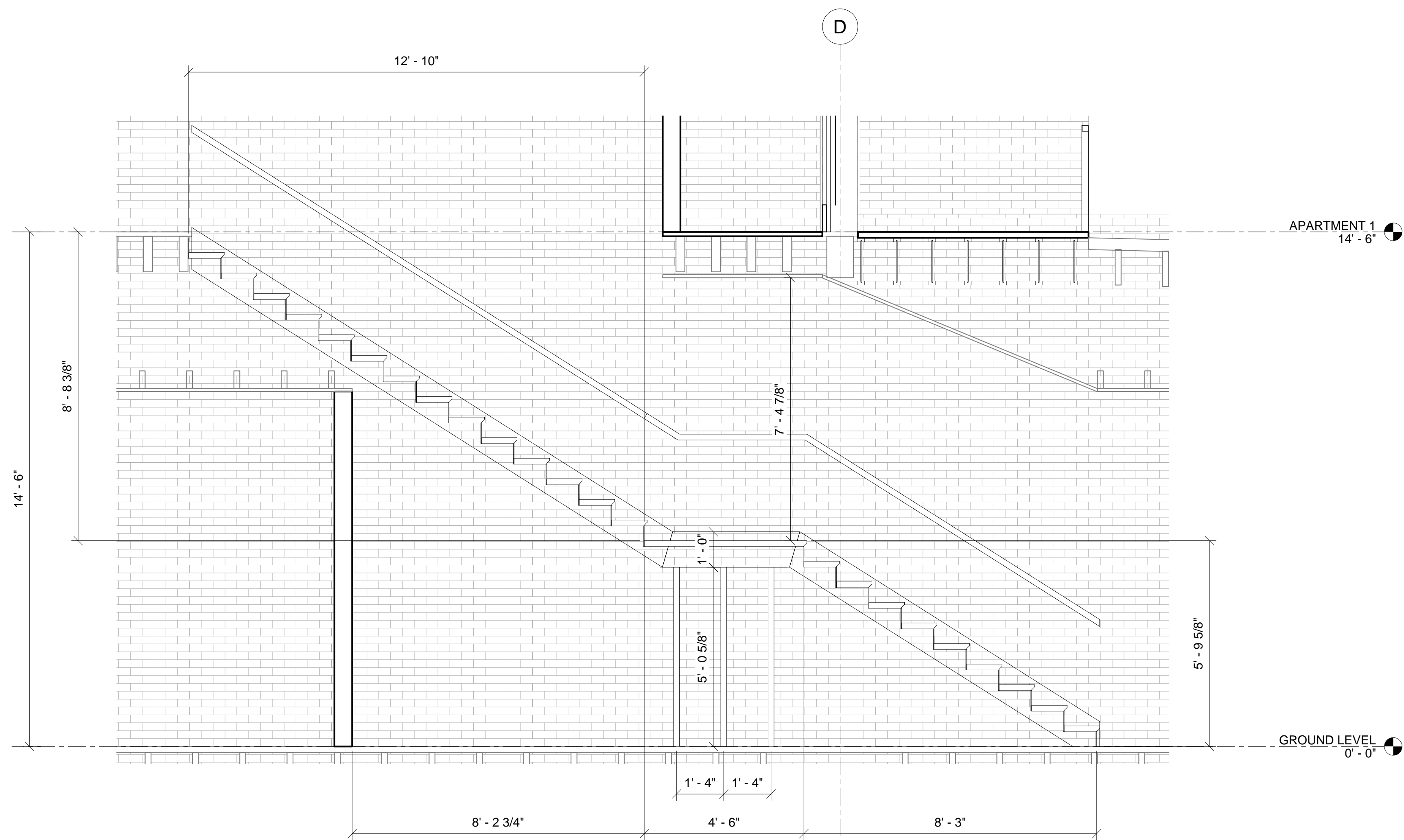
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239 5TH AVENUE SOUTH
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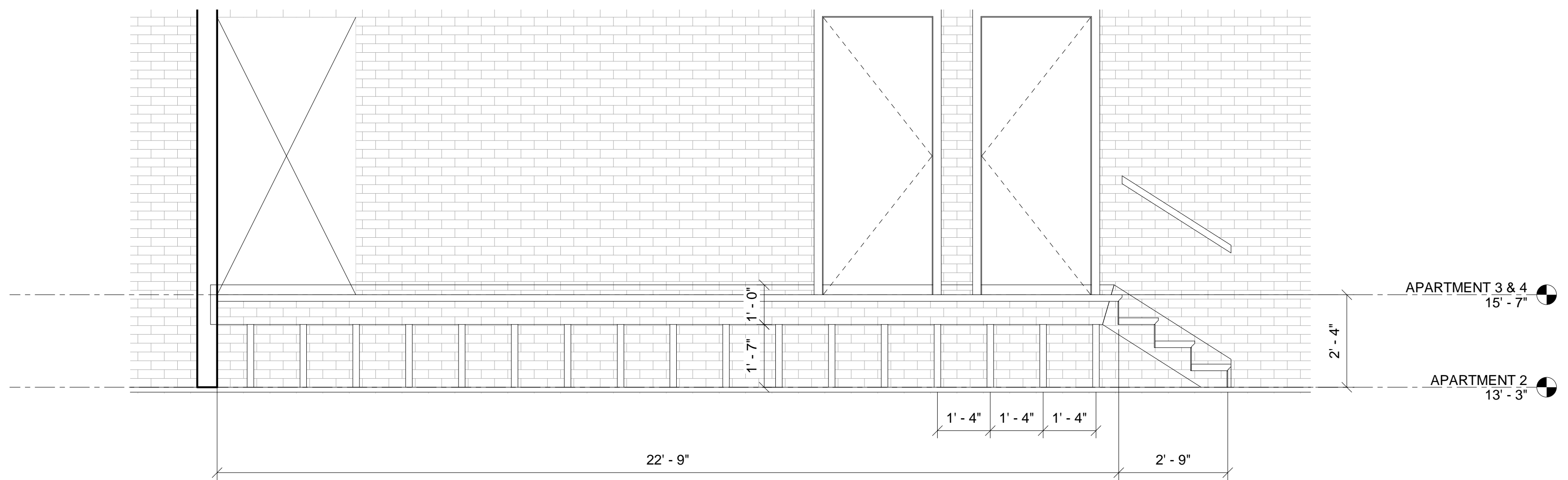
SHEET NAME
ARCHITECTURAL PLAN -
DETAILS

SHEET NO.

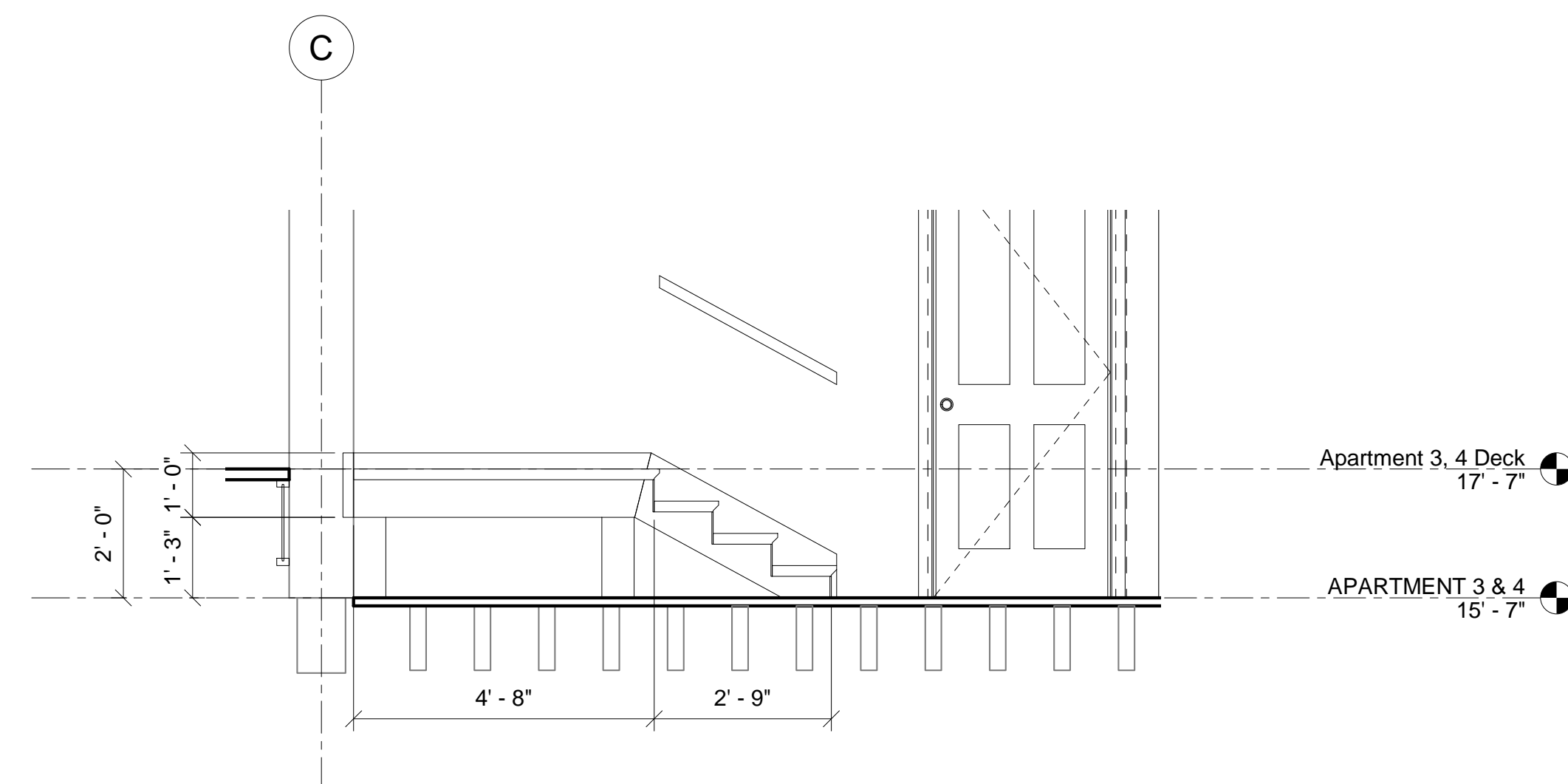
A4



13 PROPOSED APARTMENT 1 STAIRS
1/2" = 1'-0"



14 PROPOSED APARTMENT HALLWAY STAIRS
1/2" = 1'-0"



15 PROPOSED APARTMENT 4 STAIRS
1/2" = 1'-0"

NOTES

1. FOR STAIR CONSTRUCTION ALL MEMBERS SHALL BE NO. 2 SPRUCE PINE-FIR AND MUST HAVE HANDRAILS DESIGNED FOR A UNIFORM LOAD OF 50 PLF AND A SINGLE CONCENTRATED LOAD OF 200 LBF.
2. STAIRS WILL BE SUPPORTED BY A 2" WIDE STRINGERS. EACH STRINGER SHALL NOT EXCEED 12' - 0" OF RISE.
3. STAIRS ARE TO BE BUILT TO WITHSTAND LIVE LOAD OF 40 PSF.
4. MINIMUM HEADROOM SHALL BE 6' - 8", AND MINIMUM WIDTH SHALL BE 3' - 0".
5. THE MAXIMUM RISER HEIGHT SHALL BE 7" AND THE MINIMUM TREAD DEPTH SHALL BE 11".
6. HANDRAILS SHALL BE PROVIDED ON AT LEAST ON SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH 4 OR MORE RISERS. HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38". HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR FULL LENGTH OF THE FLIGHT, FROM THE TOP TO THE BOTTOM RISER.
7. WALL STUDS SHALL BE INSTALL TO SUPPORT THE LANDINGS. STUDS SHALL BE 2" x 6" SPACED 16" O.C.
8. INSTALL FIRE BLOCKING AT TOP AND BOTTOM OF STRINGER SPAN AND WALL ALONG STRINGER.
9. DOORS TO THE EXTERIOR SHALL HAVE A MAXIMUM 7-3/4" STEP TO A MINIMUM 36" DEEP LANDING, BUT THE DOOR MAY NOT SWING OVER THE LANDING.

WOOD STAIR SCHEDULE

| RISER HEIGHT | | TREAD DEPTH | | RUN WIDTH | FLIGHT RISE |
|--------------|------|-------------|----------|-----------|-------------|
| MAX. | MIN. | MAX. | MIN. | MIN. | MAX. |
| 0' - 7" | - | - | 0' - 11" | 3' - 0" | 12' - 0" |

| | |
|--------------|---------------------------------|
| RUN TYPE | 2" TREAD, 1" NOSING, 1/4" RISER |
| LANDING TYPE | NON-MONOLITHIC LANDING |
| SUPPORT TYPE | STRINGER - 2" WIDTH |

| | |
|-----------|--------------|
| STUD SIZE | STUD SPACING |
| 2" x 6" | 16" O.C. |

* SUD HEIGHTS VARY FROM STAIR CASE TO STAIR CASE, SEE DETAILS FOR HEIGHTS

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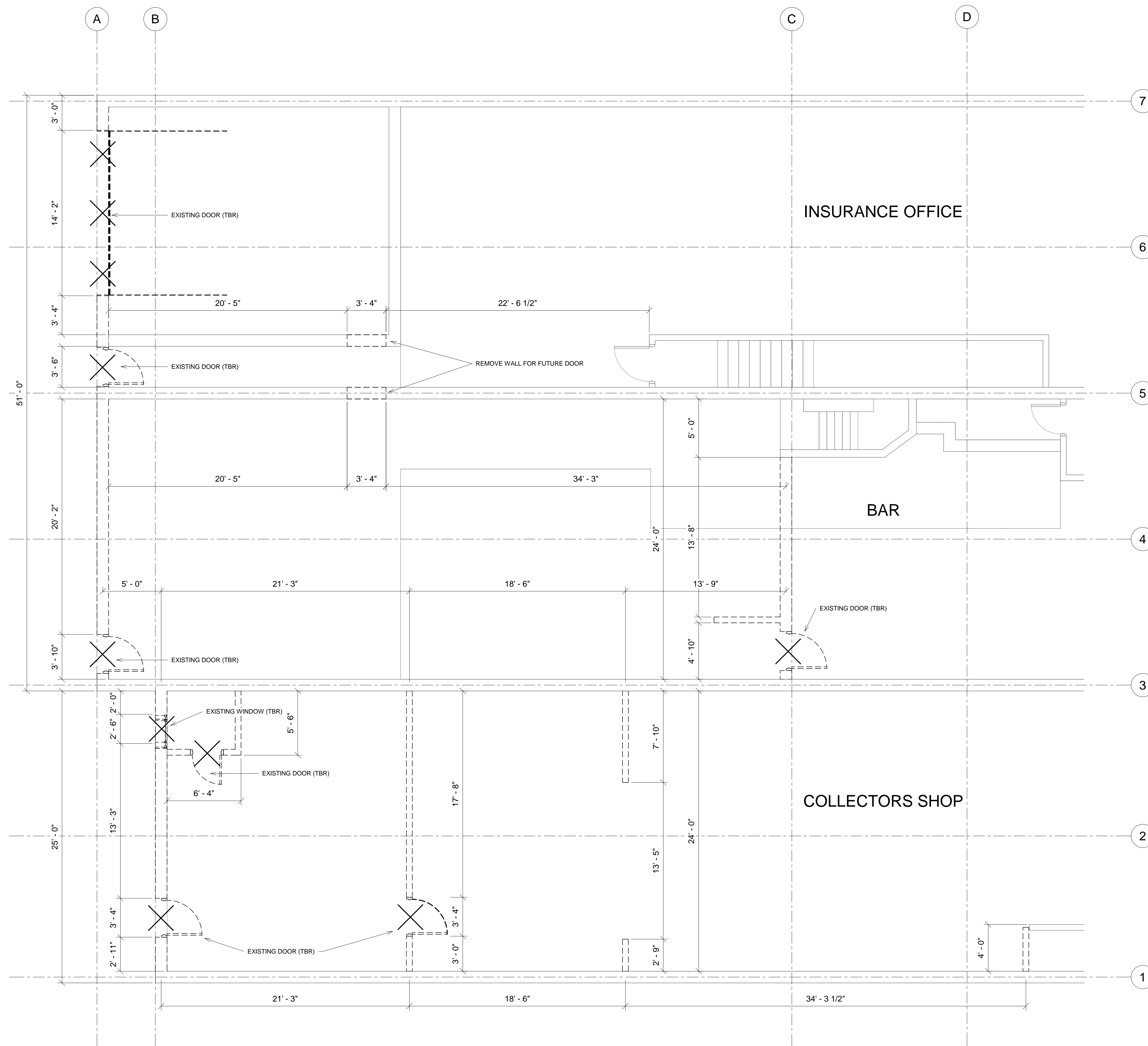
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SHEET NAME
ARCHITECTURAL PLAN - DETAILS

SHEET NO.

A5

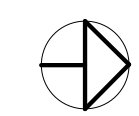


NOTES

1. DASHED AREAS INDICATE WALLS AND ITEMS TO BE REMOVED, LIGHT LINES INDICATE WALLS AND ITEMS TO REMAIN.
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION-RELATED CONDITIONS PRIOR TO STARTING DEMOLITION OR NEW CONSTRUCTION.
3. ANY AND ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
4. THIS DRAWING IS ONLY TO ASSIST IN SHOWING THE SCOPE OF THE DEMOLITION WORK AND IS NOT INTENDED TO INDICATE ALL DEMOLITION. CONTRACTOR SHALL REMOVE ALL EXISTING ITEMS AS REQUIRED TO COMPLETE THE JOB.
5. CONTRACTOR SHALL, AT ALL TIMES, MAINTAIN THE BUILDING IN A WEATHERTIGHT CONDITION.
6. ALL DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE COORDINATED WITH THE OWNER TO MINIMIZE DISRUPTION OF ANY DAILY FUNCTIONS IN THE OCCUPIED AREAS OF THE OWNED PROPERTIES.
7. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO OWNERS OCCUPIED AREAS ADJACENT TO NEW CONSTRUCTION OR OCCUPIED AREAS WHERE VARIOUS SYSTEM CONNECTIONS OR EXTENSIONS ARE REQUIRED. CONTRACTOR IS RESPONSIBLE FOR DAMAGE.
8. CONTRACTOR SHALL ALSO CHECK AND IDENTIFY ALL EXISTING WATER, SANITARY AND ELECTRIC LINES WHICH ARE TO REMAIN AND BE PROTECTED FROM DAMAGE DURING DEMOLITION AND ALTERATION OF WORK.
9. NOISE DURING DEMOLITION AND CONSTRUCTION SHALL BE KEPT TO A MINIMUM.
10. ALL EXISTING SERVICES AND UTILITIES SHALL BE MAINTAINED TO ADJACENT DEPARTMENTS OR AREAS THAT ARE IN OPERATION AND SERVED BY THESE UTILITIES AND SERVICES. COORDINATE ALL DISRUPTIONS OR DISCONTINUATIONS OF UTILITIES AND SERVICES WITH OWNER.
11. OWNER WILL RETAIN ALL SALVAGE THAT IS OF VALUE AS DESIGNATED BY THE OWNERS REPRESENTATIVE EXCEPT THOSE ITEMS DESIGNATED TO BE REUSED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STORAGE AND PROTECTION OF ALL ITEMS WHICH WILL BE REUSED IN THIS PROJECT.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL CONSTRUCTION DEBRIS FROM THE PREMISES AND ITEMS NOT REUSED OR RETAINED BY THE OWNER.
13. TEMPORARY BARRICADES, AS PERTAINING TO CONTRACTORS ACTIVITIES, SHALL BE INSTALLED TO PREVENT POSSIBLE INJURY TO PERSONS IN AND AROUND CONSTRUCTION AREAS AND MUST BE IN ACCORDANCE WITH OSHA REQUIREMENTS, COORDINATE WITH OWNER.
14. CONTRACTOR IS TO SEPARATE ADJACENT AREAS FROM CONSTRUCTION WITH DUST PARTITIONS. PARTITIONS MUST BE INSTALLED IN ACCORDANCE WITH FIRE PROTECTION AND EGRESS REQUIREMENTS.
15. UPON REMOVAL OF EXISTING TEMPORARY PARTITIONS, CONTRACTOR IS RESPONSIBLE FOR PATCHING TO MATCH ADJACENT CONSTRUCTION.
16. WHERE A RATING HAS BEEN GIVEN TO AN EXISTING WALL, ALL PENETRATIONS (EXISTING OR NEW) MUST BE SEALED AND PROPERLY FIREPROOFED PER THAT RATING REQUIREMENT.
17. ALL ACOUSTICAL CEILINGS AND RELATED SUPPORT SYSTEMS TO BE REMOVED SHALL INCLUDE CEILING TILES, LIGHT FIXTURES, GRILLS, DIFFUSERS, ELECTRICAL, COMMUNICATIONS, ETC.
18. WHERE NEW WALL FINISHES ARE TO BE INSTALLED, REMOVE EXISTING WALL COVERINGS AND PREPARE WALL FOR NEW FINISHES.
19. EXISTING CONCRETE FLOOR SLABS AND/OR SURFACES SHALL BE PREPARED TO RECEIVE NEW SCHEDULED FINISHES BY GRINDING, SCRAPING, FILLING, PATCHING, LEVELING, ETC. AS REQUIRED.
20. ALL WORK TO BE DONE IN ACCORDANCE TO THE LATEST EDITION OF THE FBC, NEC AND ANY APPLICABLE LOCAL CODES.
21. GC TO INCLUDE PRICING FOR ASBESTOS SURVEY IF REQUESTED BY THE CITY. GC TO UTILIZE LANDLORD APPROVED CONSULTANT.
22. ALL EXISTING HOLES/CRACKS AND DAMAGES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE FILLED/PREPARED AND SURFACE PATCHED SMOOTH AND LEVEL WITH ADJACENT FLOOR SURFACES. APPROPRIATE FIRE RATED MATERIALS THAT MEET CODE ARE TO BE USED.

LEGEND

- EXISTING DOOR OR WINDOW (TBR)
- FLOOR, ROOF MATERIAL REMOVAL
- EXISTING WALL (TBR)



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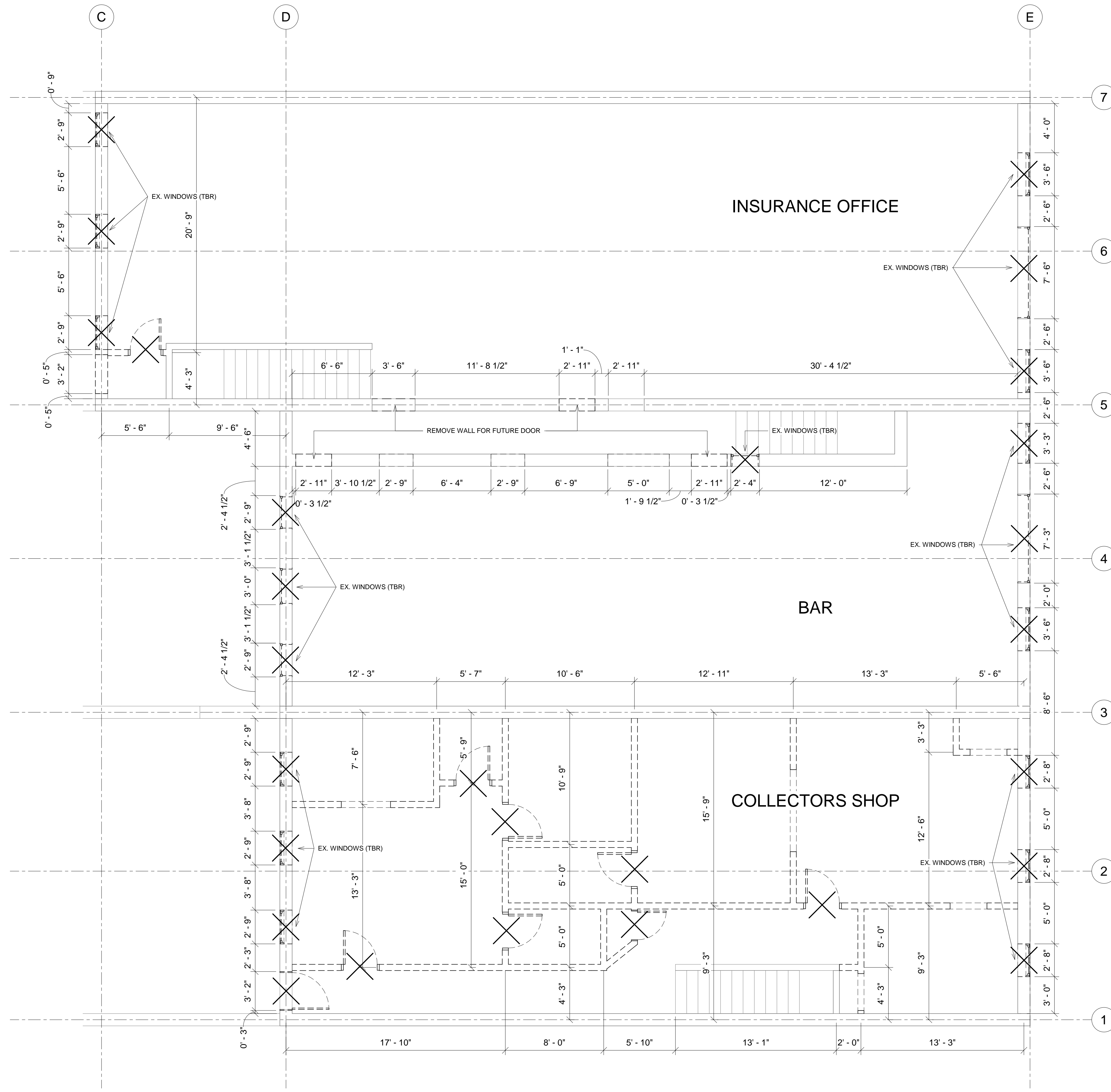
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SHEET NAME
 ARCHITECTURAL DEMO
 PLAN - GROUND FLOOR

SHEET NO.

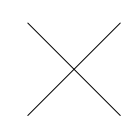


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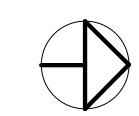


NOTES

1. DASHED AREAS INDICATE WALLS AND ITEMS TO BE REMOVED, LIGHT LINES INDICATE WALLS AND ITEMS TO REMAIN.
2. ALL APPLIANCES SUCH AS REFRIGERATORS, DISHWASHERS, OVENS, ETC., ARE TO BE REMOVED.
3. ALL WINDOWS ARE TO BE REMOVED AND REPLACED DURING CONSTRUCTION.
4. EXISTING WINDOWS ARE THE SAME WIDTHS AS THE PROPOSED WINDOWS, SEE ELEVATION PLANS FOR WINDOW DETAILS.
5. THE HEADERS ABOVE THE WINDOWS ARE TO BE REMOVED AND REPLACED TO MAKE ROOM FOR THE NEW WINDOWS.
6. ALL FLOOR FINISHES ARE TO BE REMOVED AND REPLACED.
7. ANY AND ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
8. THIS DRAWING IS ONLY TO ASSIST IN SHOWING THE SCOPE OF THE DEMOLITION WORK AND IS NOT INTENDED TO INDICATE ALL DEMOLITION. CONTRACTOR SHALL REMOVE ALL EXISTING ITEMS AS REQUIRED TO COMPLETE THE JOB.

LEGEND

-  EXISTING DOOR OR WINDOW (TBR)
-  FLOOR, ROOF MATERIAL REMOVAL
-  EXISTING WALL (TBR)



| | |
|-----------|------------|
| PROJECT: | CEE:4850-6 |
| DATE: | 11/22/19 |
| DRAWN BY: | SGS |
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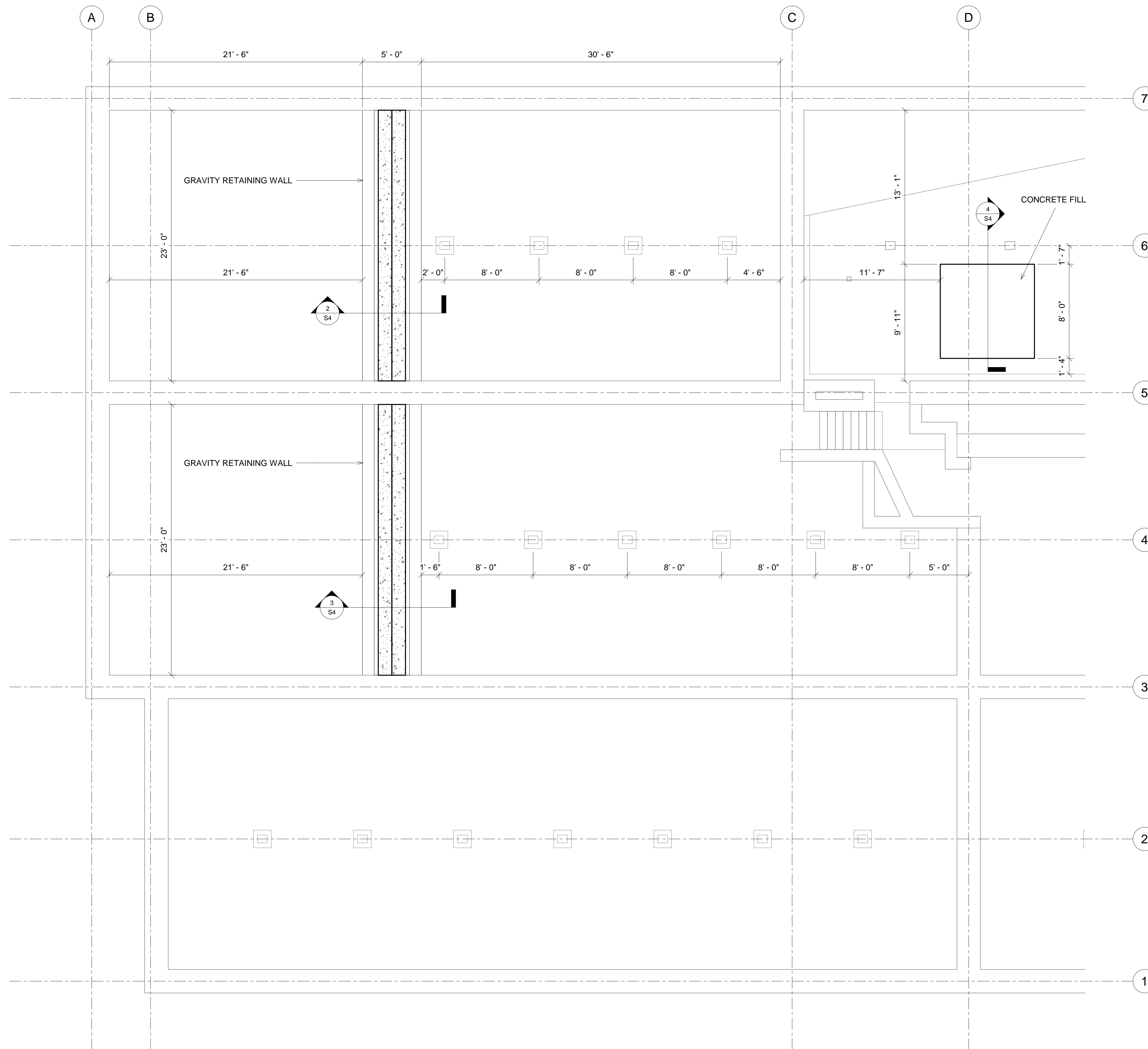


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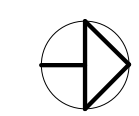
SHEET NAME
 ARCHITECTURAL DEMO
 PLAN - APARTMENTS

SHEET NO.
AD2



NOTES

- THESE NOTES SUPPLEMENT THE PROJECT SPECIFICATIONS WHICH SHALL BE REFERRED TO FOR ADDITIONAL REQUIREMENTS.
- GOVERNING BUILDING CODE: 2012 INTERNATIONAL BUILDING CODE (IBC)
- SLABS
 - ELEVATION SHALL BE PRESENTED WITH GRIDLINES AND DIMENSIONING.
 - THE BUILDING HAS A FINISHED FLOOR OF 600.00 = 100'-0".
- EXISTING CONDITIONS
 - DURING CONSTRUCTION, THE CONTRACTOR MAY ENCOUNTER EXISTING CONDITIONS WHICH ARE NOT KNOWN OR ARE AT VARIANCE WITH NEW PROJECT DOCUMENTATION (DISCOVERY). SUCH CONDITIONS MAY INTERFERE WITH NEW CONSTRUCTION OR REQUIRE PROTECTION AND/OR SUPPORT OF EXISTING WORK DURING CONSTRUCTION, OR MAY CONSIST OF DAMAGE OR DETERIORATION TO STRUCTURAL MATERIALS OR COMPONENTS WHICH COULD JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE BUILDING(S).
 - THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ALL DISCOVERIES WHICH MAY INTERFERE WITH PROPER EXECUTION OF THE WORK OR JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE BUILDING(S) PRIOR TO PROCEEDING WITH WORK RELATED TO SUCH DISCOVERIES.
- CONCRETE
 - ALL CONCRETE SHALL BE STONE AGGREGATE UNLESS NOTED. MINIMUM CONCRETE 28 DAY COMPRESSIVE STRENGTH SHALL BE AS FOLLOWS:
 - FOOTINGS AND FOUNDATIONS WALLS4000 PSI
 - SLAB ON GRADE.....4000 PSI
 - ALL OTHER CONCRETE.....4000 PSI
 - REINFORCING: MILD STEEL REINFORCING MINIMUM YIELD STRENGTH 60 KSI.
 - REINFORCEMENT PROTECTION
 - CONCRETE PLACED AGAINST EARTH.....3"
 - CONCRETE PLACED IN FORMS BUT EXPOSED TO WEATHER OR EARTH:
 - BARS #5 AND SMALLER.....1-1/2"
 - BARS LARGER THAN #5.....2"
 - STRUCTURAL SLABS (TOP AND BOTTOM).....1"
 - NO SPLICES OF REINFORCEMENT PERMITTED EXCEPT AS DETAILED OR AUTHORIZED BY ARCHITECT. MAKE BARS CONTINUOUS AROUND CORNERS. WHERE PERMITTED PROVIDE SPLICES BY CONTACT LAP. WHERE CLASSES ARE NOT CALLED OUT ON DRAWINGS USE CLASS "A" TENSION SPLICE.
 - DETAIL BARS IN ACCORDANCE WITH "ACI DETAILING MANUAL", AND "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
 - WALLS SHALL NOT HAVE JOINTS IN A HORIZONTAL PLANE. ANY STOP IN CONCRETE WORK MUST BE MADE AT CENTER OF SUPPORT WITH VERTICAL BULKHEADS AND HORIZONTAL KEYS, UNLESS OTHERWISE SHOWN. ALL CONSTRUCTION JOINTS: AS DETAILED OR AS APPROVED BY ARCHITECT.
 - ROUGHEN ALL CONSTRUCTION JOINTS TO AN AMPLITUDE OF AT LEAST 1/4".
- VERIFY OPENINGS THROUGH FLOORS AND WALLS WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL REQUIREMENTS. CHANGES IN SIZE, LOCATION OR NUMBER OF OPENINGS SHALL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL BY THE ARCHITECT.
- CONTRACTOR TO VERIFY ALL FIELD CONDITIONS AND DIMENSIONS PRIOR TO FABRICATION.
- STRUCTURAL DETAILS FOR THE FOUNDATION WALLS AND CONCRETE FILL CAN BE FOUND ON PAGE S4.



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| PROJECT: | CEE:4850-6 |
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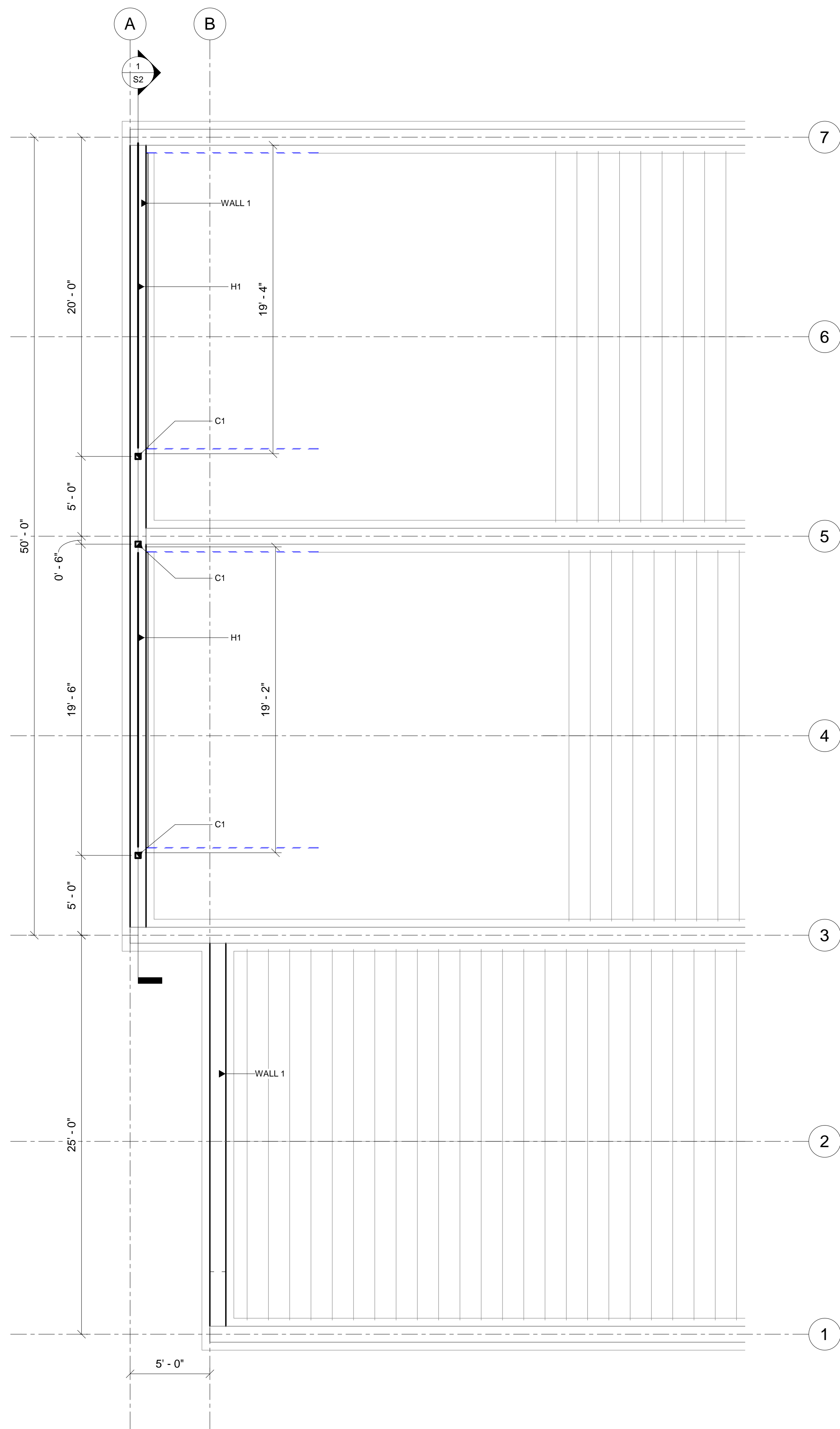
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COMMERCIAL BUILDING REHABILITATION II
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SHEET NAME
 STRUCTURAL PLAN - FOUNDATION

SHEET NO.

S1



S2 STRUCTURAL PLAN - GROUND LEVEL
1/4" = 1'-0"

WALL SCHEDULE

| KEYNOTE | COUNT | THICKNESS | BASE ELEVATION | TOP ELEVATION | LENGTH |
|---------|-------|-----------|----------------|---------------|----------|
| WALL 1 | 1 | 1' - 0" | 0' - 0" | 15' - 0" | 50' - 0" |
| WALL 1 | 1 | 1' - 0" | 0' - 0" | 12' - 6" | 25' - 0" |

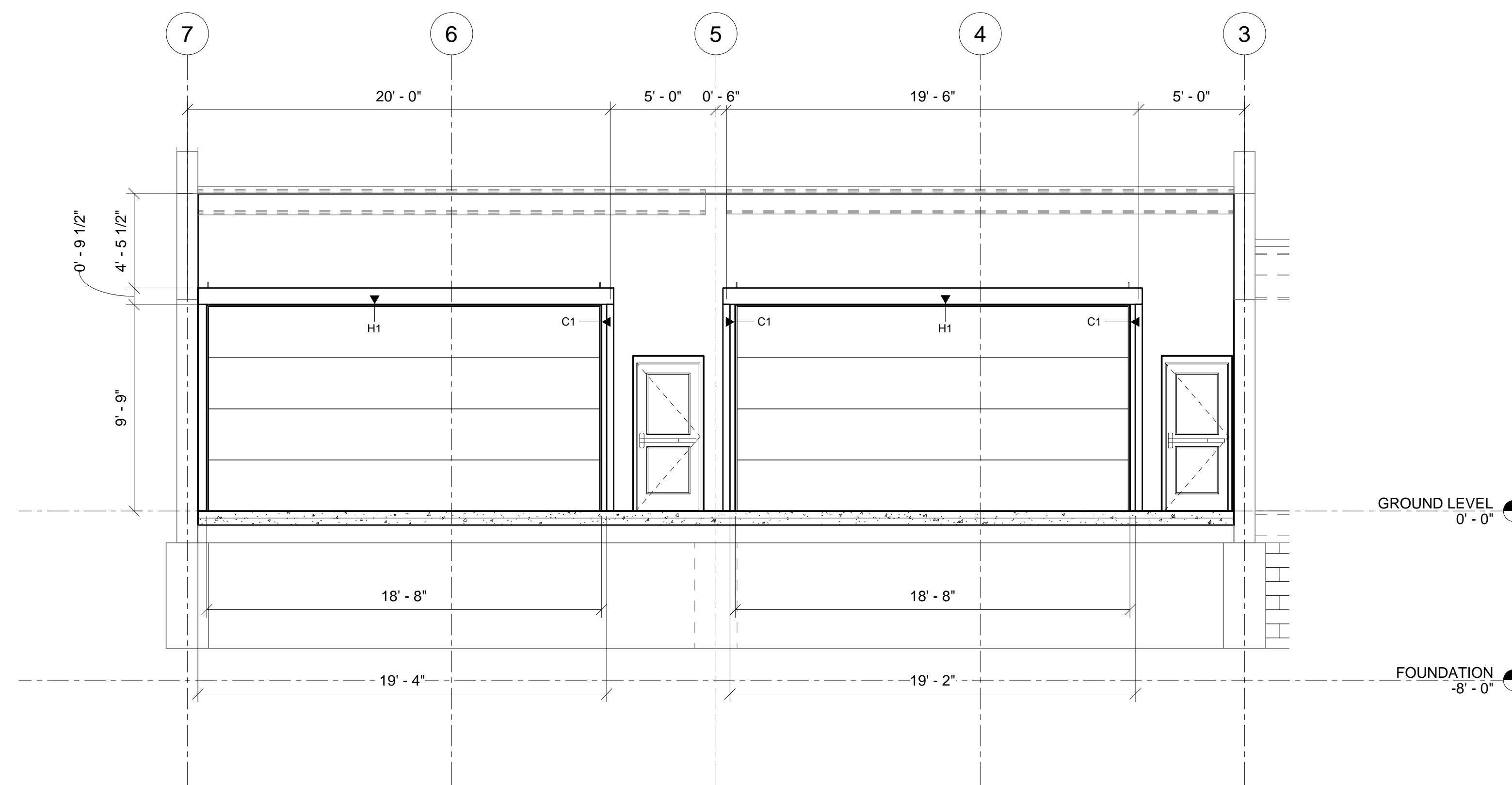
GARAGE HEADER SCHEDULE

| KEYNOTE | COUNT | SIZE | SPAN LENGTH | BASE ELEVATION | MATERIAL |
|---------|-------|---------------|-------------|----------------|----------|
| H1 | 1 | 3-1/2"x9-1/4" | 19' - 2" | 9' - 9-1/4" | WOOD |
| H1 | 1 | 3-1/2"x9-1/4" | 19' - 4" | 9' - 9-1/4" | WOOD |

* PROPOSED DOORS IN THIS VIEW WILL USE THE EXISTING HEADERS AND SUPPORTS

GARAGE COLUMN SCHEDULE

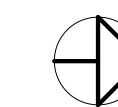
| KEYNOTE | COUNT | SIZE | HEIGHT | BASE ELEVATION | MATERIAL |
|---------|-------|---------|-------------|----------------|----------|
| C1 | 3 | 4" x 4" | 9' - 9-1/4" | 0' - 0" | WOOD |



1 GARAGE DOOR HEADER
1/4" = 1'-0"

NOTES

- ALL TIMBER FRAME CONSTRUCTION SHALL BE DONE IN STRICT CONFORMANCE WITH THE NDS SUPPLEMENT MANUAL.
- ALL TIMBER SHALL BE KILN-DRIED, #2 OR BETTER, SPRUCE PINE-FIR WITH A MINIMUM ALLOWABLE BENDING STRESS OF 1000 PSI OR AND APPROVED EQUIVALENT. ALL WOOD IN CONTACT WITH SOIL, WEATHER OR CONCRETE SURFACES SHALL BE PRESERVATIVELY TREATED. (P.T.)
- ALL PLYWOOD DECKING OR SHEATHING SHALL BE APA RATED C-D GRADE STRESS LEVEL S-2 WITH EXTERIOR GLUE.
- EXTERIOR PLYWOOD WALL SHEATHING SHALL BE FASTENED WITH 10d COMMON NAILS SPACED AT 4" O.C. AT PANEL EDGES AND 12" O.C. INTERMEDIATE. EXTERIOR PLYWOOD ROOF SHEATHING SHALL BE FASTENED WITH 10d COMMON NAILS SPACED AS FOLLOWS: AT THE PERIMETER OF THE ROOF 4" O.C., AT THE PANEL EDGES AND 12" O.C. INTERMEDIATE.
- ALL LAG BOLT CONNECTIONS SHALL BE PRE-DRILLED WITH THE PROPER SIZE LEAD HOLE DIAMETER IN ACCORDANCE WITH THE NDS SUPPLEMENT MANUAL.
- ALL TIMBER FRAMING CLIPS AND FASTENERS SHALL BE HOT DIP GALVANIZED AFTER FABRICATION. ALL SIMPSON STRONG TIE CONNECTIONS SHALL HAVE ZMAX G185 GALVANIZED COATINGS.
- ALL STRUCTURAL COMPOSITE LUMBER (SCL) SHALL BE MICROLAM LVL'S WITH A MINIMUM MODULUS OF ELASTICITY OF 1900 KSI, AS MANUFACTURED BY THE TRUS JOIST CO. OR AN APPROVED EQUIVALENT.
- ALL PARALLAM POST (PSL) SHALL HAVE A MINIMUM MODULUS OF ELASTICITY OF 1800 KSI, AS MANUFACTURED BY THE TRUS JOIST CO. AN APPROVED EQUIVALENT.
- INSTALLATION OF LVL'S SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDED PROCEDURES. DO NOT DRILL OR CUT ANY STRUCTURAL HEADER OR BEAM WITHOUT APPROVAL OF ARCHITECT. LAMINATE MULTIPLE-PLY LVL'S WITH 3/8" DIAMETER CARRIAGE BOLTS, TWO ROWS 16" ON CENTER.
- ENGINEERED METAL-PLATE-CONNECTED WOOD TRUSSES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER. THE CONTRACTOR SHALL SUBMIT ENGINEERED TRUSS SHOP DRAWINGS TO THE STRUCTURAL ENGINEER OF RECORD FOR REVIEW AND APPROVAL. TRUSS SHOP DRAWINGS SHALL BEAR THE SEAL AND SIGNATURE OF A LICENSED DESIGN PROFESSIONAL CURRENTLY REGISTERED FOR PRACTICE IN THE STATE OF IOWA.
- PROVIDE TORQUE LOCKING NUTS AT ALL BOLTED CONNECTIONS.
- LAMINATED BEAMS SHALL BE SPRUCE PIN-FIR NO. 2 AND SHALL BE PRESERVATIVE TREATED (P.T.).



| | |
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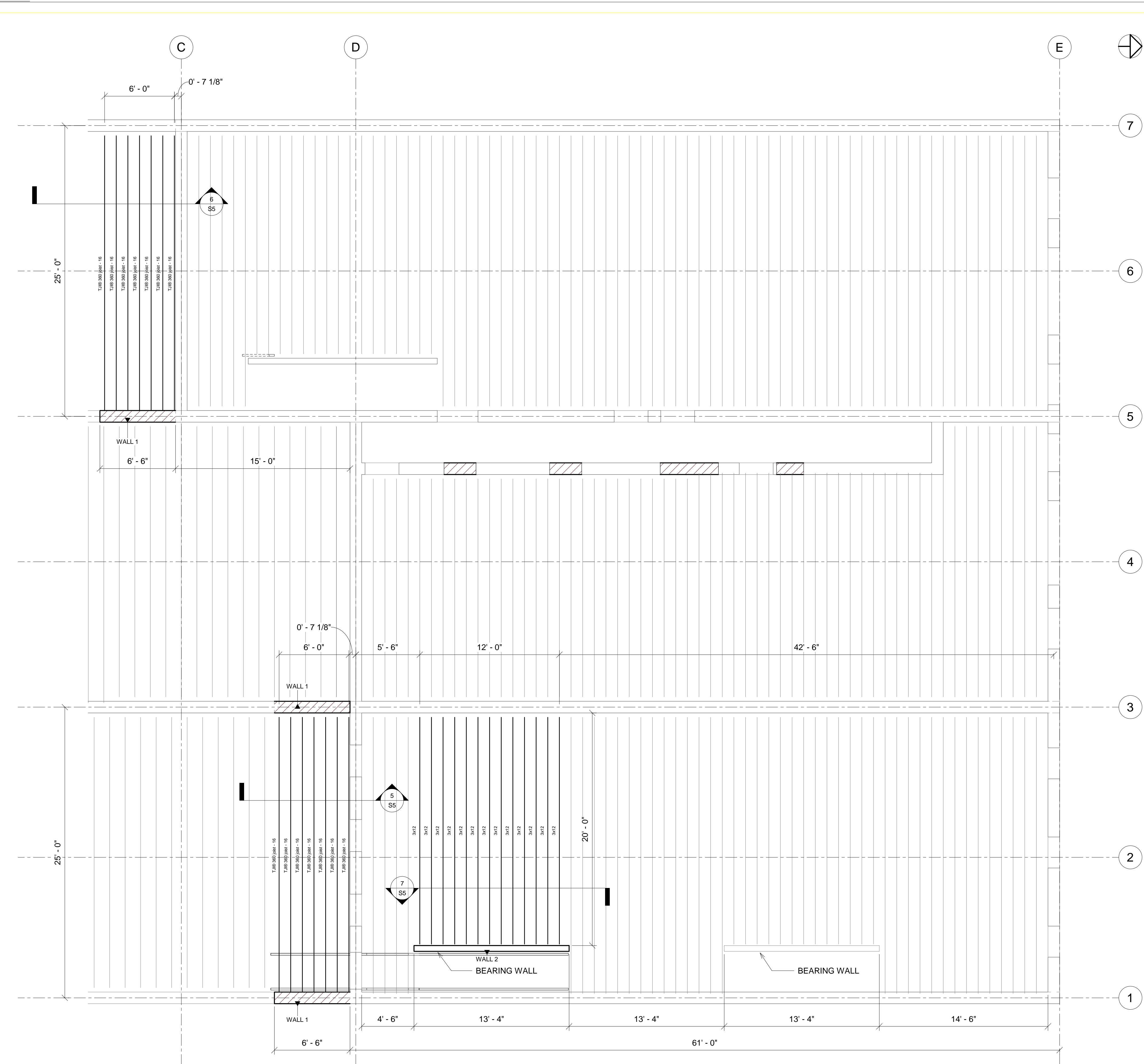
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SHEET NAME
 STRUCTURAL PLAN - GROUND LEVEL - SOUTH

SHEET NO.

S2



| | |
|-----------|------------|
| PROJECT: | CEE:4850-6 |
| DATE: | 11/22/19 |
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SHEET NAME
 STRUCTURAL PLAN - APARTMENTS

SHEET NO.
S3

WALL SCHEDULE

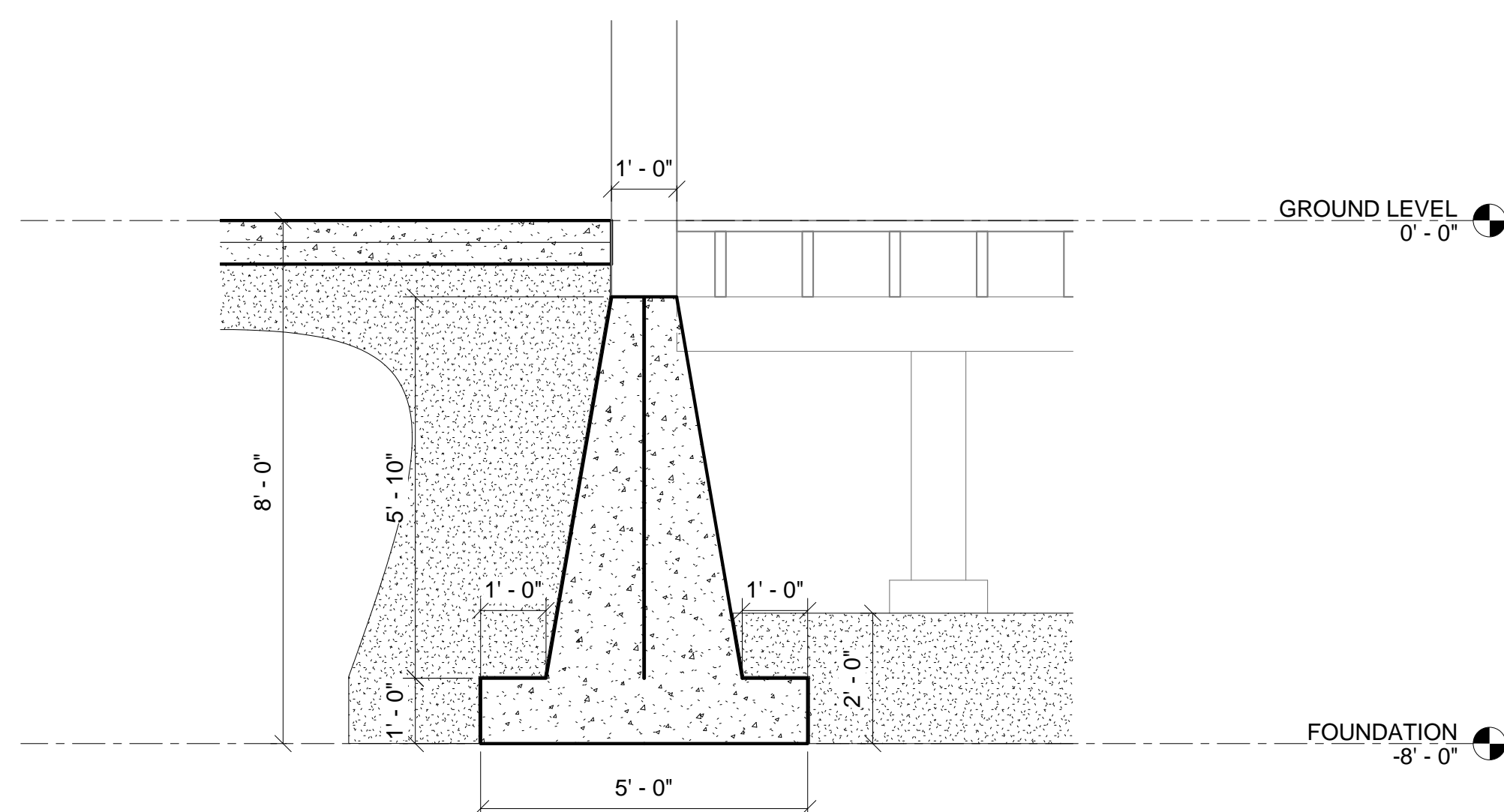
| KEYNOTE | COUNT | THICKNESS | BASE ELEVATION | TOP ELEVATION | LENGTH |
|---------|-------|-----------|----------------|---------------|----------|
| WALL 1 | 1 | 12" | 15' - 7" | 29' - 1" | 6' - 6" |
| WALL 1 | 1 | 12" | 14' - 6" | 27' - 7" | 6' - 6" |
| WALL 2 | 1 | 6" | 13' - 0" | 25' - 0" | 13' - 7" |

* WALL 1 WAS DESIGNED TO BE BRICK, WALL 2 WAS DESIGNED TO BE A GENERIC WALL
 * WALL 2 IS TO BE BUILT UP FROM THE EXISTING WALL BENEATH IT

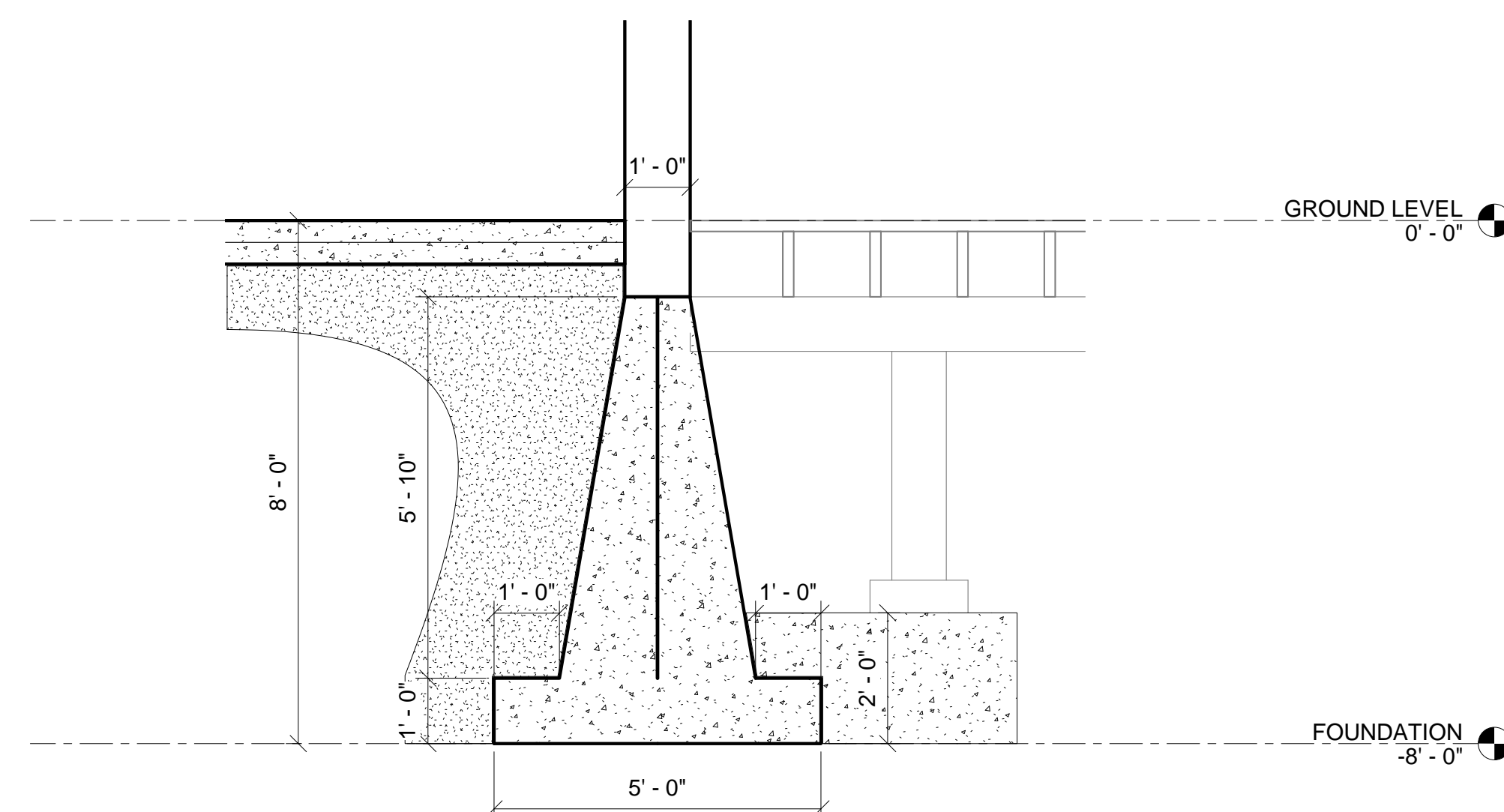
JOIST SCHEDULE

| SIZE | COUNT | LENGTH | MATERIAL |
|--------------------|-------|----------|----------|
| 3" x 12", 12" O.C. | 13 | 20' - 0" | WOOD |
| TJI 360 JOIST - 16 | 14 | 25' - 0" | WOOD |

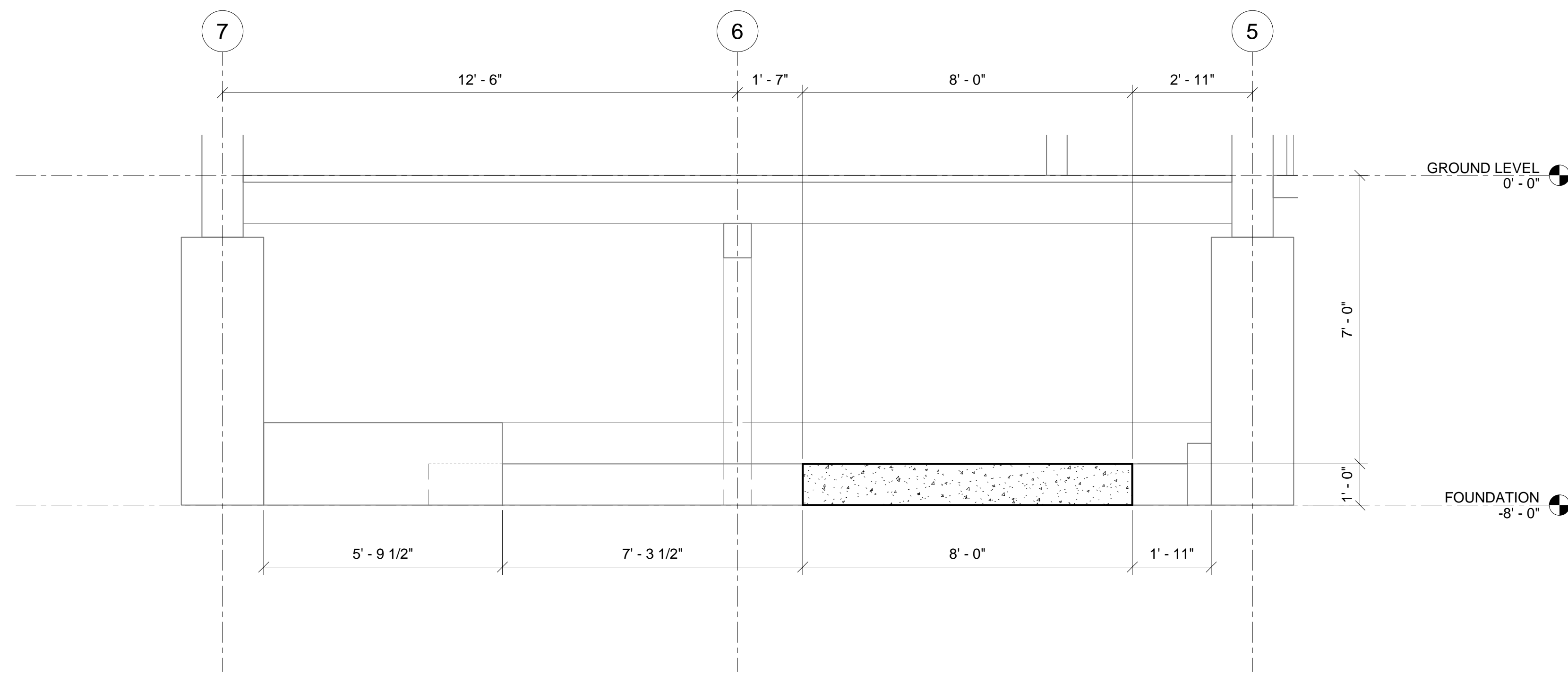
* SEE STRUCTURAL DETAIL PLAN S5 FOR DETAILED DESCRIPTIONS, ANALYSIS OF JOISTS



② FOUNDATION WALL DETAIL 1
1/2" = 1'-0"



③ FOUNDATION WALL DETAIL 2
1/2" = 1'-0"



④ CONCRETE FILL DETAIL
1/2" = 1'-0"

NOTES

1. FOUNDATION
 - A. SOILS INFORMATION BASED ON GEOTECHNICAL REPORT PREPARED BY OTHERS.
 - B. FOUNDATIONS ARE DESIGNED FOR A NET BEARING PRESSURE OF 1500 PSF.
 - C. CONCRETE SHALL BE NORMAL WEIGHT CONCRETE WITH A UNIT WEIGHT OF 150 PCF. THE BACKFILL MATERIAL WAS DESIGNED TO HAVE A UNIT WEIGHT OF 130 PCF.
 - D. THE GRADE SHALL BE PREPARED AS FOLLOWS:
 - GENERAL BUILDING PAD AREA
 1. REMOVE EXISTING PAVEMENTS AND 2'-0" OF EXISTING SOIL AND PROOFROLL THE SURFACE. SOFT AREAS DEEMED UNACCEPTABLE BY THE SURFACE SHALL BE OVEREXCAVATED AND INFILLED WITH AN ACCEPTABLE STRUCTURAL FILL. GRANULAR BACKFILL SUCH AS GRAVEL OR A SIMILAR AGGREGATE SHALL BE CONSIDERED AS A STRUCTURAL FILL IF USED TO STABILIZE THE GRADE. UNKNOWN OVER EXCAVATION AND BACKFILL SHALL BE PAID FOR BY UNIT PRICE PER BID DOCUMENTS.
 2. FOLLOWING FINAL PROOFROLL, BACKFILL TO THE UNDERSIDE OF THE STONE SUBBASE WITH AN ACCEPTABLE STRUCTURAL FILL.
 - BELOW SPREAD FOOTINGS
 1. REMOVE FILL MATERIALS AND BURIED TOPSOIL MATERIALS WHEN LOCATED BELOW FOOTINGS FOR A TRENCH WIDTH EQUAL TO 1-1/3' DEPTH BELOW FOOTING PLUS FOOTING WIDTH. EXCAVATION AND BACKFILL BELOW FOOTINGS TO NOTED ELEVATIONS IS INCLUDED IN BASE BID.
 - E. LOADS USED IN DESIGN
 1. SURCHARGE LOAD FROM GARAGE SLAB AND VEHICLE WEIGHT = 90 PSF
 2. SOIL PRESSURE FORM BACKFILL MATERIAL = 1500 PSF
 3. LATERAL EARTH PRESSURE = 100 PSF
 4. ACTIVE EARTH PRESSURE = 0.95 PSF
 5. A FACTORS OF SAFETIES WERE SATISFIED FOR OVERTURNING, SLIDING, AND BEARING CAPACITY. THAT BEING LESS THAN OR EQUAL TO 2 FOR EACH OF THEM.
2. APPROXIMATELY 250 CY OF FILL WILL BE NEEDED FOR THE INSTALLATION OF THE CONCRETE FOUNDATION WALLS.
3. DO NOT PLACE BACKFILL AGAINST FOUNDATION WALLS UNTIL BRACING FLOORS ARE IN PLACE.
4. CENTERLINES OF FOOTINGS SHALL BE CENTERLINE OF WALLS UNLESS OTHERWISE SHOWN.
5. CONTRACTOR SHALL BE RESPONSIBLE TO ADEQUATELY PROTECT ALL EXCAVATION SLOPES. WHERE NECESSARY, SHEETING AND SHORING OF EXCAVATION SHALL BE PROVIDED WITH ALL REQUIRED TIEBACKS AND BRACING.
6. ON-SITE EXCAVATED MATERIAL MAY ONLY BE SUITABLE FOR USE AS GRANULAR FILL IF IT CONFORMS TO THE SPECIFICATIONS NOTED AND IS APPROVED FOR USE BY THE GEOTECHNICAL ENGINEER. REFER TO THE GEOTECHNICAL REPORT FOR MORE INFORMATION.
7. SOIL COMPACTION SHALL BE CONTROLLED BY A QUALIFIED TESTING LABORATORY OR GEOTECHNICAL ENGINEER. TAKE A MINIMUM OF ONE FIELD DENSITY TEST FOR EACH LAYER. LOCATION OF TEST SHALL BE DETERMINED BY THE TESTING AGENCY.
8. THE CONCRETE FILL IN THE BASEMENT UNDER THE INSURANCE OFFICE WILL USE NORMAL WEIGHT CONCRETE WITH A UNIT WEIGHT OF 150 PCF.
9. THE CONCRETE FILL WILL NOT BE LOAD BEARING.

CONCRETE FILL SCHEDULE

| BASE ELEVATION | DEPTH | VOLUME |
|----------------|---------|--------|
| -8' - 0" | 1' - 0" | 64 CF |

| | |
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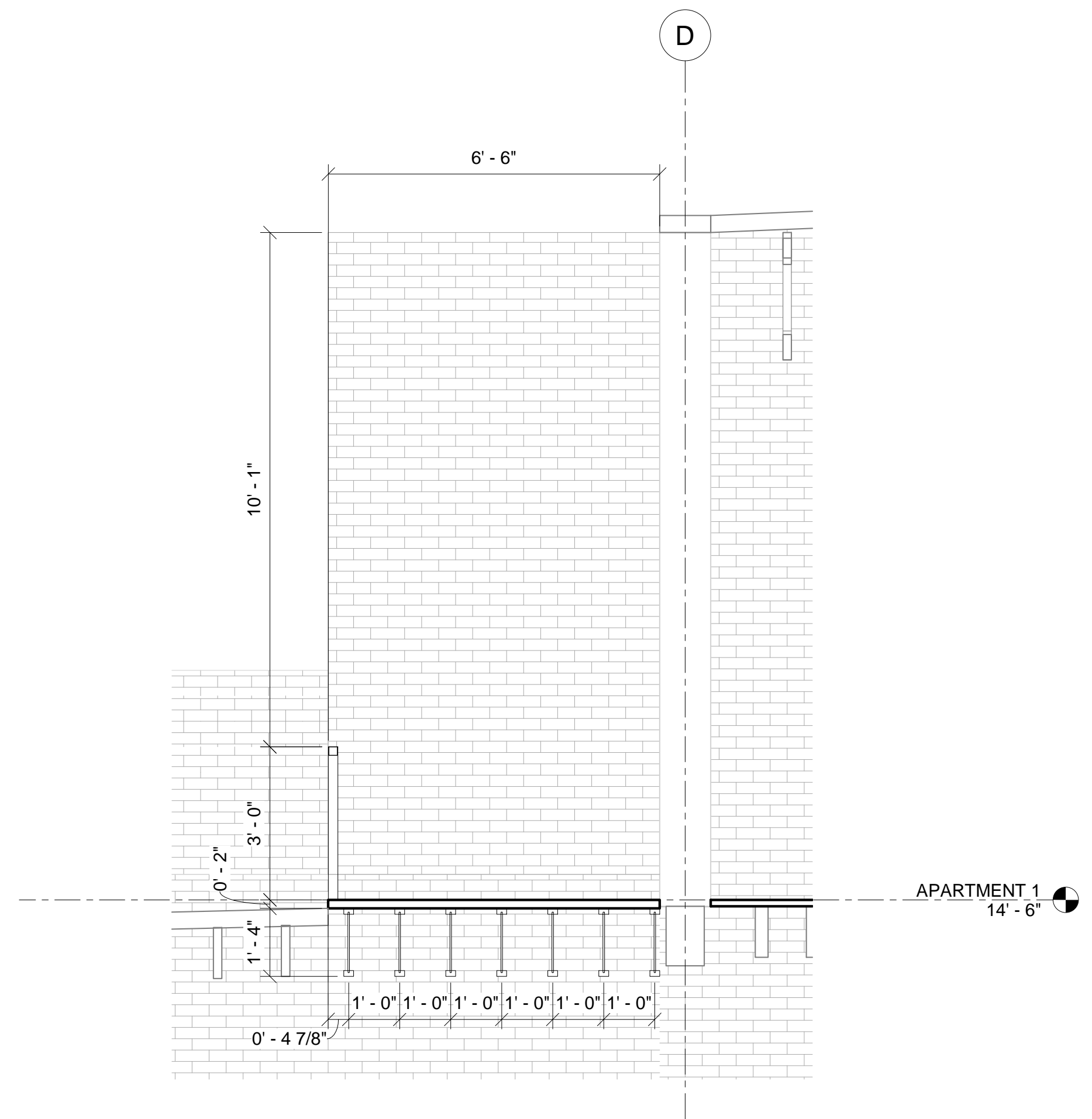


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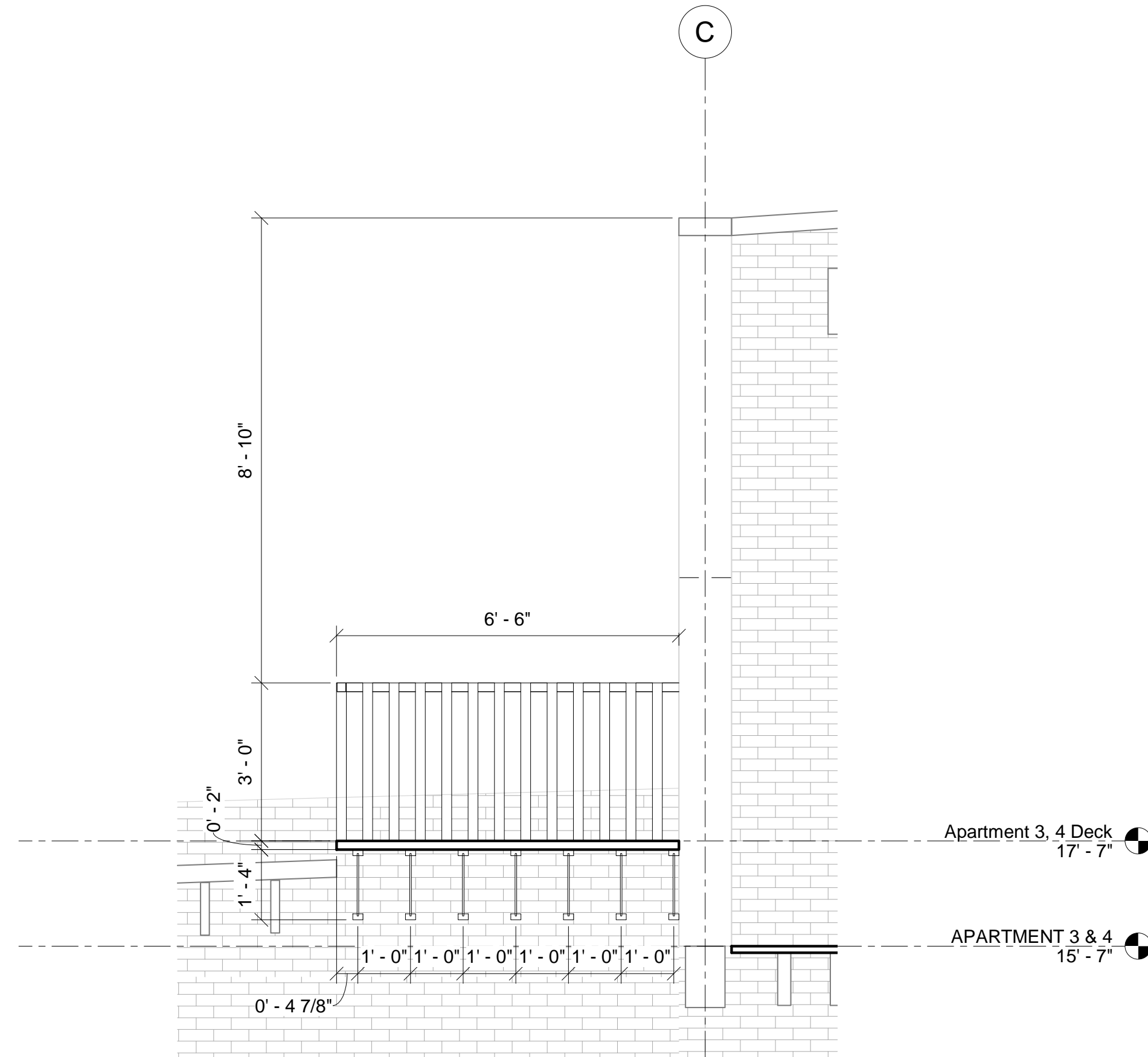
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SHEET NAME
 STRUCTURAL PLAN - DETAILS

SHEET NO.
 S4



5 APARTMENT 1 DECK DETAIL 1
1/2" = 1'-0"



6 APARTMENT 4 DECK DETAIL 1
1/2" = 1'-0"

WEYERHAEUSER TJI 360 JOIST SCHEDULE

| LENGTH | DEPTH | FLANGE BREADTH | FLANGE DEPTH | WEB BREADTH | TRIBUTARY WIDTH |
|----------|-------|----------------|--------------|-------------|-----------------|
| 25' - 0" | 16" | 2 - 5/16" | 1 - 3/8" | 3/8" | 1' - 0" |

3 x 12 FLOOR JOIST SCHEDULE

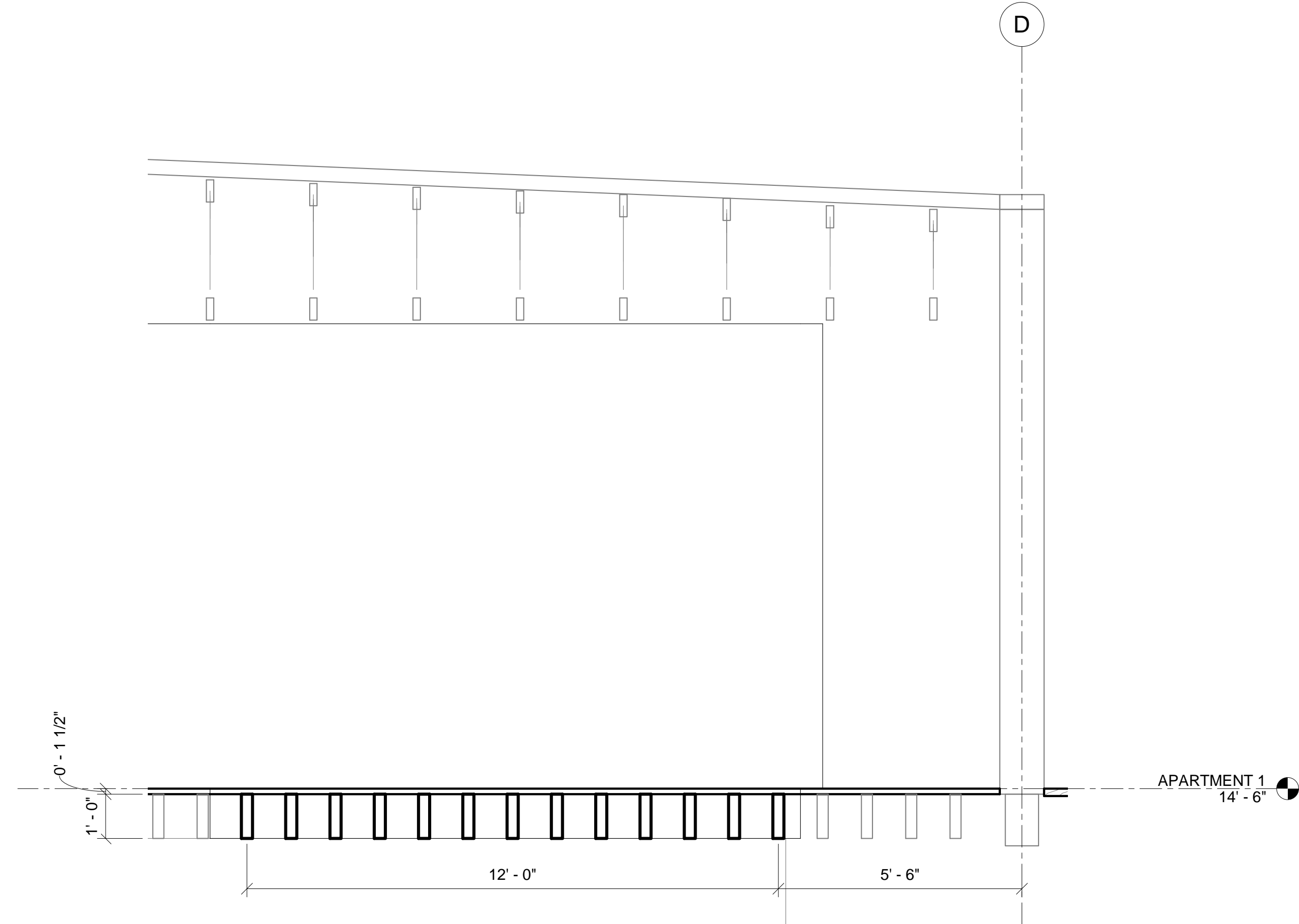
| LENGTH | BREADTH | DEPTH | TOP ELEVATION |
|----------|---------|-------|---------------|
| 25' - 0" | 3" | 12" | 12" |

* PROPOSED JOIST WERE DESIGNED TO THEIR NOMINAL SIZE

RAILING SCHEDULE

| SIZE | OFFSET HEIGHT | BALUSTER SPACING | BALUSTER SIZE |
|---------|---------------|------------------|-----------------|
| 2" x 2" | 3' - 0" | 6" O.C. | 2-1/4" x 2-1/4" |

* BALUSTER SPACING IS 6" O.C., THEREFORE HAS AN EDGE TO EDGE SPACING OF 4".




7 APARTMENT 1 JOIST DETAIL
1/2" = 1'-0"

NOTES

- ALL WOOD MEMBERS USED IN THE DECK DESIGN SHALL BE SPRUCE PINE-FIR NO. 2.
- DECK JOISTS WILL BE WEYERHAEUSER TJI 360 JOISTS WITH A 16" DEPTH AND WILL BE SPACED AT 12" O.C.
- DECK JOIST SHALL SPAN 25' - 0" FROM EXTERIOR WALL TO EXTERIOR WALL.
- THE FIRST DECK JOIST SHALL BE PLACED ADJACENT TO THE BUILT-UP JOIST SUPPORTING THE BACK WALL OF THE APARTMENT ALLOWING THE DECK JOIST TO RECEIVE NO OTHER LOADS FROM THE BUILDING.
- EACH DECK SHALL HAVE A STANDARD RAILING WITH BALLASTERS SPACED AT A MINIMUM OF 1' - 0".
- RAILING HEIGHT SHALL BE A MINIMUM OF 3' - 0".
- THE DECK MATERIAL SHALL BE OSB PLYWOOD SHEATHING, A RUBBER MATERIAL SUCH AS EDPM, AND A WOOD FINISH. THE TOTAL THICKNESS SHALL BE A MINIMUM OF 2".
- LOADS USED IN DESIGN
 - A. LIVE LOAD - 40 PSF
 - B. SNOW LOADS
 - EXPOSURE FACTOR - 1.2
 - THERMAL CONDITION FACTOR - 1.0
 - IMPORTANCE FACTOR - 1.0
 - GROUND SNOW LOAD - 25 PSF
 - BALANCED LOAD - 21 PSF
 - UNBALANCED LOAD - 48 PSF
- JOISTS IN APARTMENT 1 SHALL BE 3" x 12", 12" O.C. AS STANDARD IN THE APARTMENTS. THE JOISTS WILL CONNECT TO THE EXISTING BEARING WALL AND TO A PROPOSED WALL THAT WAS DESIGN TO ACCOMMODATE THE NEW STAIRS.

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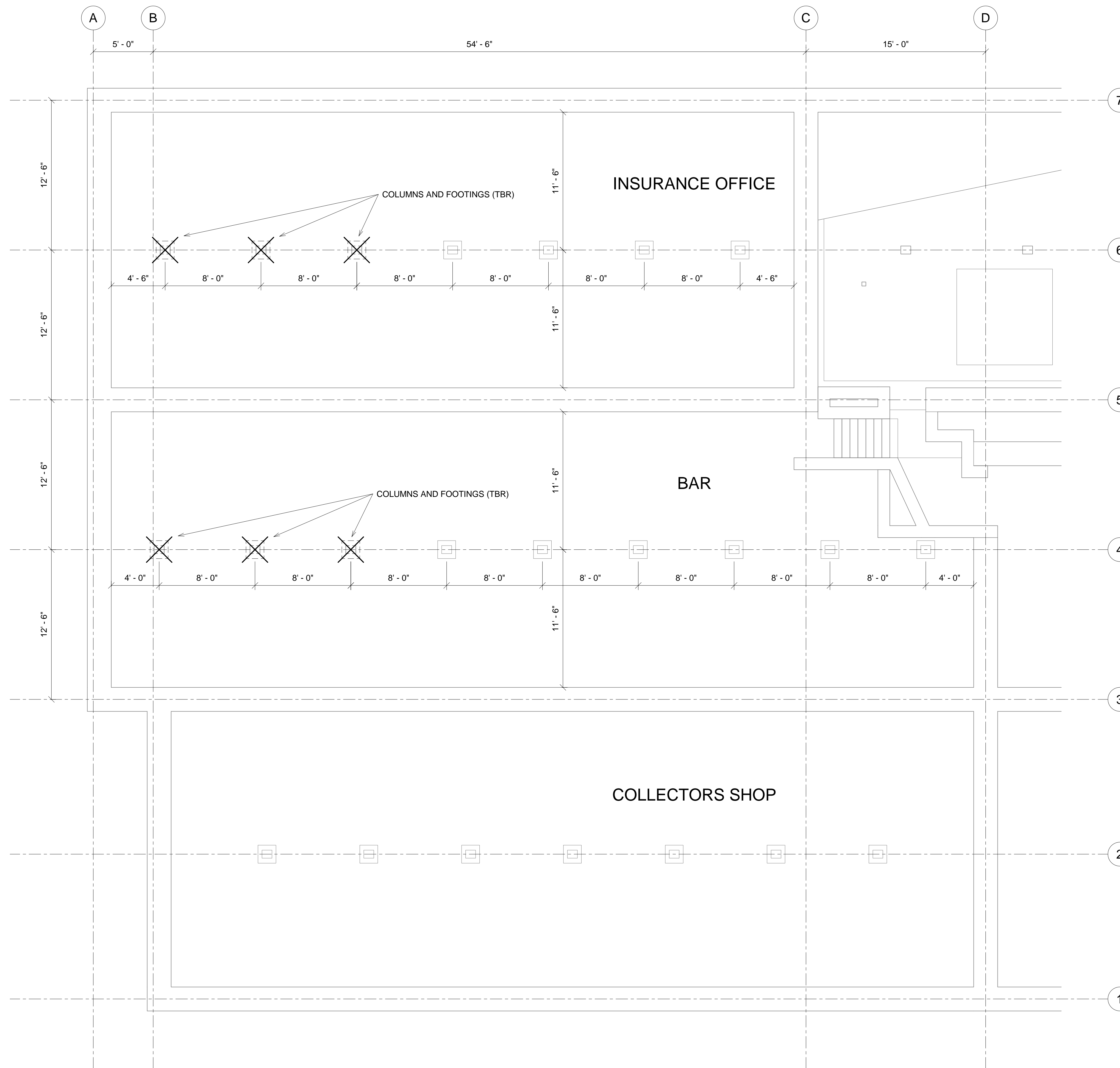


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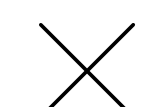

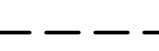
SHEET NO.
S5

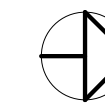


NOTES

1. DASHED AREAS INDICATE WALLS AND ITEMS TO BE REMOVED, LIGHT LINES INDICATE WALLS AND ITEMS TO REMAIN.
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION-RELATED CONDITIONS PRIOR TO STARTING DEMOLITION OR NEW CONSTRUCTION.
3. ANY AND ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
4. THIS DRAWING IS ONLY TO ASSIST IN SHOWING THE SCOPE OF THE DEMOLITION WORK AND IS NOT INTENDED TO INDICATE ALL DEMOLITION. CONTRACTOR SHALL REMOVE ALL EXISTING ITEMS AS REQUIRED TO COMPLETE THE JOB.
5. CONTRACTOR SHALL, AT ALL TIMES, MAINTAIN THE BUILDING IN A WEATHERTIGHT CONDITION.
6. ALL DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE COORDINATED WITH THE OWNER TO MINIMIZE DISRUPTION OF ANY DAILY FUNCTIONS IN THE OCCUPIED AREAS OF THE OWNED PROPERTIES.
7. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO OWNERS OCCUPIED AREAS ADJACENT TO NEW CONSTRUCTION OR OCCUPIED AREAS WHERE VARIOUS SYSTEM CONNECTIONS OR EXTENSIONS ARE REQUIRED. CONTRACTOR IS RESPONSIBLE FOR DAMAGE.
8. CONTRACTOR SHALL ALSO CHECK AND IDENTIFY ALL EXISTING WATER, SANITARY AND ELECTRIC LINES WHICH ARE TO REMAIN AND BE PROTECTED FROM DAMAGE DURING DEMOLITION AND ALTERATION OF WORK.
9. NOISE DURING DEMOLITION AND CONSTRUCTION SHALL BE KEPT TO A MINIMUM.
10. ALL EXISTING SERVICES AND UTILITIES SHALL BE MAINTAINED TO ADJACENT DEPARTMENTS OR AREAS THAT ARE IN OPERATION AND SERVED BY THESE UTILITIES AND SERVICES. COORDINATE ALL DISRUPTIONS OR DISCONTINUATIONS OF UTILITIES AND SERVICES WITH OWNER.
11. OWNER WILL RETAIN ALL SALVAGE THAT IS OF VALUE AS DESIGNATED BY THE OWNERS REPRESENTATIVE EXCEPT THOSE ITEMS DESIGNATED TO BE REUSED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STORAGE AND PROTECTION OF ALL ITEMS WHICH WILL BE REUSED IN THIS PROJECT.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL CONSTRUCTION DEBRIS FROM THE PREMISES AND ITEMS NOT REUSED OR RETAINED BY THE OWNER.
13. TEMPORARY BARRICADES, AS PERTAINING TO CONTRACTORS ACTIVITIES, SHALL BE INSTALLED TO PREVENT POSSIBLE INJURY TO PERSONS IN AND AROUND CONSTRUCTION AREAS AND MUST BE IN ACCORDANCE WITH OSHA REQUIREMENTS, COORDINATE WITH OWNER.
14. CONTRACTOR IS TO SEPARATE ADJACENT AREAS FROM CONSTRUCTION WITH DUST PARTITIONS. PARTITIONS MUST BE INSTALLED IN ACCORDANCE WITH FIRE PROTECTION AND EGRESS REQUIREMENTS.
15. UPON REMOVAL OF EXISTING TEMPORARY PARTITIONS, CONTRACTOR IS RESPONSIBLE FOR PATCHING TO MATCH ADJACENT CONSTRUCTION.
16. WHERE A RATING HAS BEEN GIVEN TO AN EXISTING WALL, ALL PENETRATIONS (EXISTING OR NEW) MUST BE SEALED AND PROPERLY FIREPROOFED PER THAT RATING REQUIREMENT.
17. ALL ACOUSTICAL CEILINGS AND RELATED SUPPORT SYSTEMS TO BE REMOVED SHALL INCLUDE CEILING TILES, LIGHT FIXTURES, GRILLS, DIFFUSERS, ELECTRICAL, COMMUNICATIONS, ETC.
18. WHERE NEW WALL FINISHES ARE TO BE INSTALLED, REMOVE EXISTING WALL COVERINGS AND PREPARE WALL FOR NEW FINISHES.
19. EXISTING CONCRETE FLOOR SLABS AND/OR SURFACES SHALL BE PREPARED TO RECEIVE NEW SCHEDULED FINISHES BY GRINDING, SCRAPING, FILLING, PATCHING, LEVELING, ETC. AS REQUIRED.
20. ALL WORK TO BE DONE IN ACCORDANCE TO THE LATEST EDITION OF THE FBC, NEC AND ANY APPLICABLE LOCAL CODES.
21. GC TO INCLUDE PRICING FOR ASBESTOS SURVEY IF REQUESTED BY THE CITY. GC TO UTILIZE LANDLORD APPROVED CONSULTANT.
22. ALL EXISTING HOLES/CRACKS AND DAMAGES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE FILLED/PREPARED AND SURFACE PATCHED SMOOTH AND LEVEL WITH ADJACENT FLOOR SURFACES. APPROPRIATE FIRE RATED MATERIALS THAT MEET CODE ARE TO BE USED.

LEGEND

-  STRUCTURE REMOVAL
-  FLOOR, ROOF MATERIAL REMOVAL
-  BEAM AND JOIST REMOVAL



| | |
|-----------|------------|
| PROJECT: | CEE:4850-6 |
| DATE: | 11/22/19 |
| DRAWN BY: | SGS |
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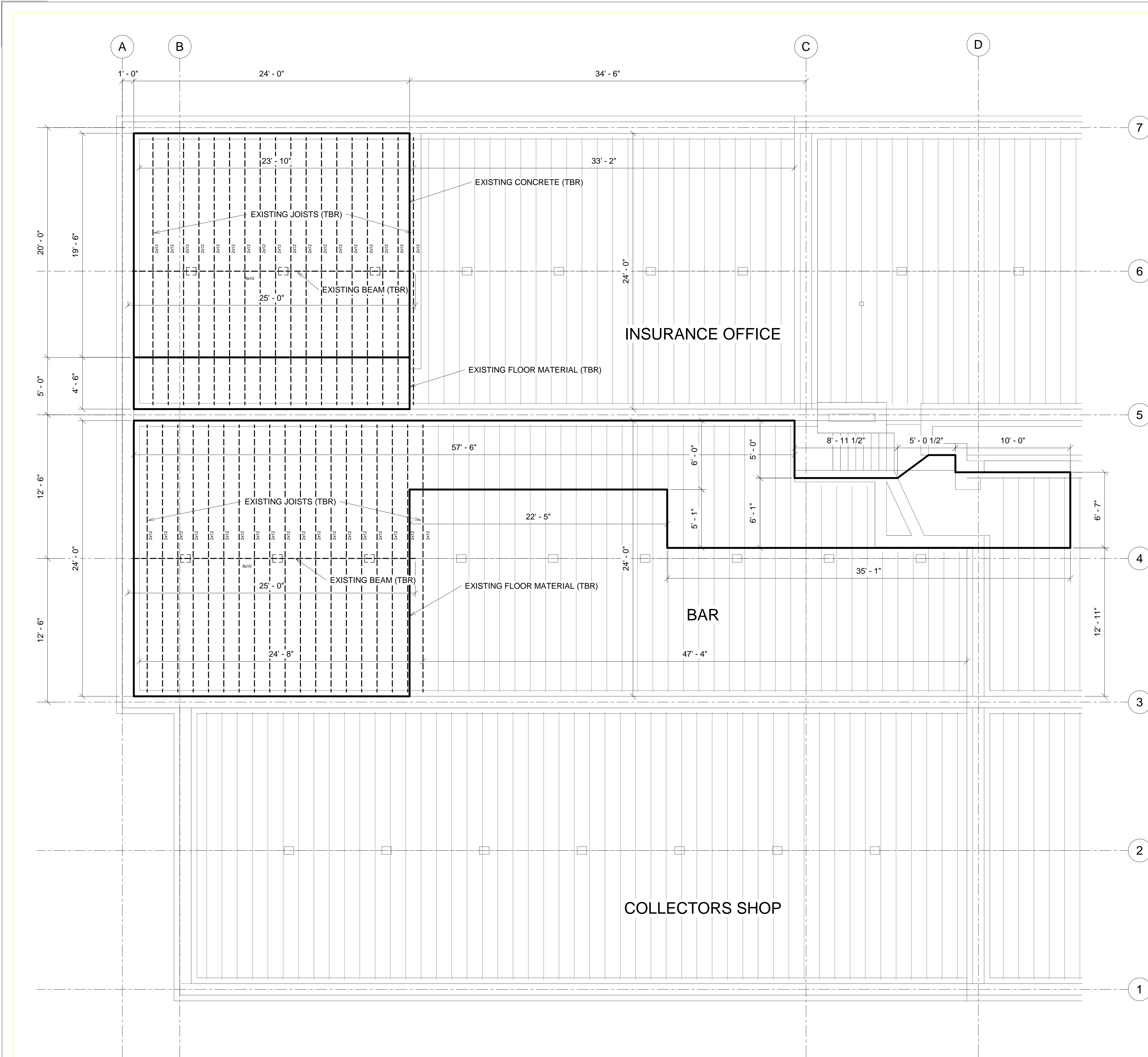


EDUCATIONAL - NOT FOR CONSTRUCTION

COMMERCIAL BUILDING REHABILITATION II
 239 5TH AVENUE SOUTH
 CLINTON, IA 52732

SHEET NAME
 STRUCTURAL DEMO PLAN - FOUNDATION

SHEET NO.
SD1



PROJECT: CEE:4850-6
 DATE: 11/22/19
 DRAWN BY: SGS
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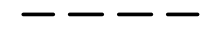
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COMMERCIAL BUILDING REHABILITATION II
 239 5TH AVENUE SOUTH
 CLINTON, IA 52732

SHEET NAME
 STRUCTURAL DEMO PLAN
 - GROUND LEVEL

SHEET NO.
SD2

LEGEND

-  STRUCTURE REMOVAL
-  FLOOR, ROOF MATERIAL REMOVAL
-  BEAM AND JOIST REMOVAL

EXISTING FLOOR SCHEDULE

| TYPE | THICKNESS | AREA | LOCATION |
|----------|-----------|-------------|-------------|
| CONCRETE | 8" | 468 SQ. FT. | INS. OFFICE |
| CARPET | 2" | 108 SQ. FT. | INS. OFFICE |
| CARPET | 2" | 992 SQ. FT. | BAR |

EXISTING JOIST SCHEDULE

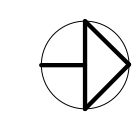
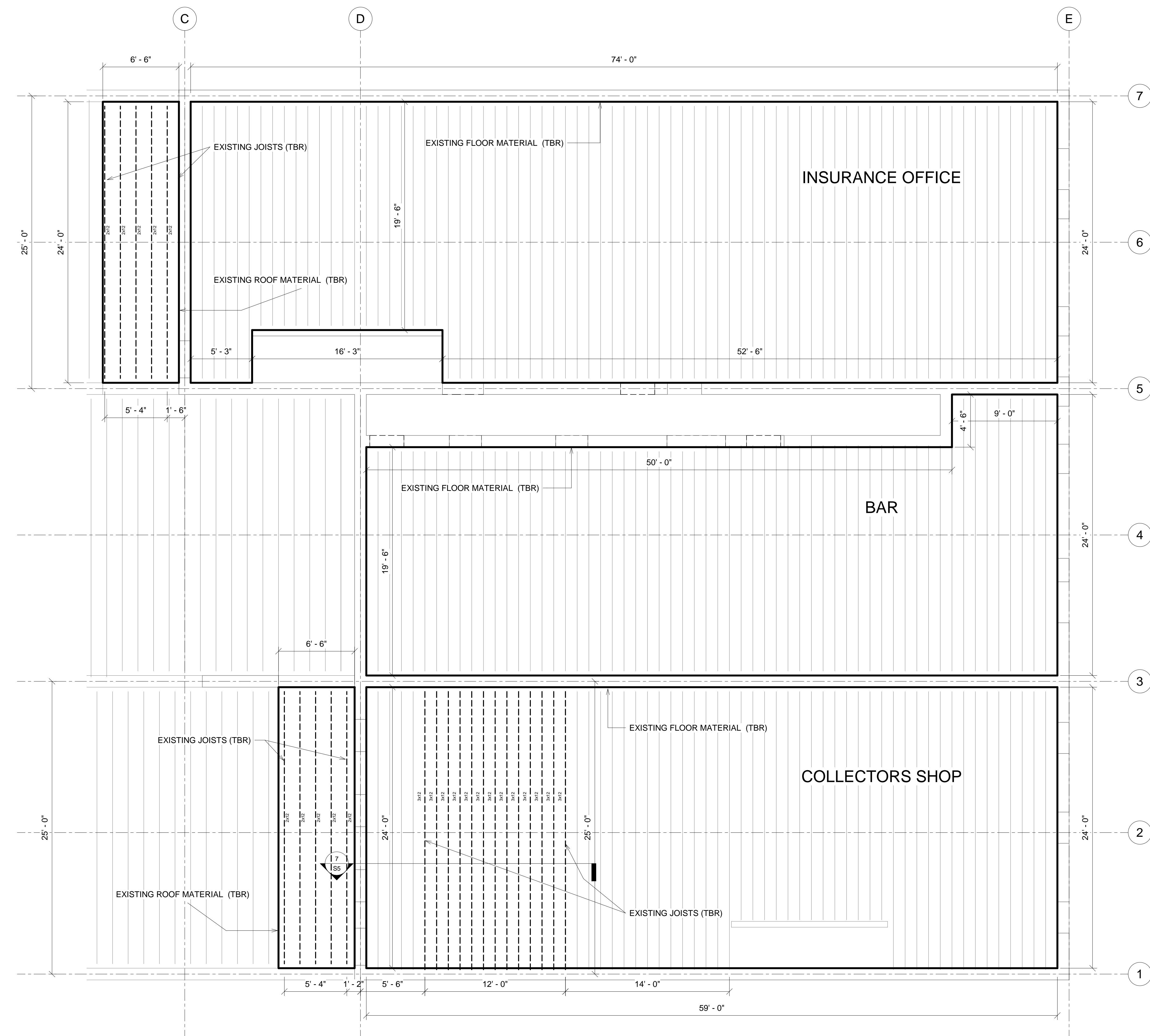
| SIZE | COUNT | LENGTH | MATERIAL |
|--------------------|-------|----------|----------|
| 2" x 12", 16" O.C. | 37 | 25' - 0" | WOOD |

EXISTING BEAM SCHEDULE

| SIZE | COUNT | LENGTH | MATERIAL |
|----------|-------|----------|----------|
| 8" x 10" | 2 | 25' - 0" | WOOD |

ALL MATERIAL SIZES AND LOCATIONS WERE ASSUMED BASED ON VISIBLE EXISTING MEMBERS IN THE ACCESSIBLE BASEMENTS. WHEN DEMOLITION BEGINS CONTRACTOR SHOULD VERIFY AND CONFIRM MORE ACCURATE MEASUREMENTS.

STRUCTURAL DEMO PLAN - GROUND LEVEL
 SD2
 1/4" = 1'-0"



| | |
|-----------|------------|
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COMMERCIAL BUILDING REHABILITATION II
 239 5TH AVENUE SOUTH
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SHEET NAME
 STRUCTURAL DEMO PLAN - APARTMENTS

SHEET NO.

SD3

LEGEND

- STRUCTURE REMOVAL
- FLOOR, ROOF MATERIAL REMOVAL
- BEAM AND JOIST REMOVAL

EXISTING ROOF SCHEDULE

| TYPE | THICKNESS | AREA | LOCATION |
|-------------|-----------|-------------|-------------|
| EDPM RUBBER | 4" | 156 SQ. FT. | COLL. SHOP |
| EDPM RUBBER | 4" | 156 SQ. FT. | INS. OFFICE |

EXISTING FLOOR SCHEDULE

| TYPE | THICKNESS | AREA | LOCATION |
|--------|-----------|--------------|-------------|
| CARPET | 2" | 1360 SQ. FT. | COLL. SHOP |
| WOOD | 2" | 1190 SQ. FT. | BAR |
| WOOD | 2" | 1700 SQ. FT. | INS. OFFICE |

EXISTING JOIST SCHEDULE

| SIZE | COUNT | LENGTH | MATERIAL |
|--------------------|-------|----------|----------|
| 3" x 12", 12" O.C. | 13 | 25' - 0" | WOOD |
| 2" x 12", 16" O.C. | 10 | 25' - 0" | WOOD |

ALL MATERIAL SIZES AND LOCATIONS WERE ASSUMED BASED ON THE MEMBER SIZES AND LOCATIONS VISIBLE AT OTHER LOCATIONS ON SITE. WHEN DEMOLITION BEGINS CONTRACTOR SHOULD VERIFY AND CONFIRM MORE ACCURATE MEASUREMENTS.

STRUCTURAL DEMO PLAN - APARTMENTS
 SD3
 1/4" = 1'-0"



SE1 NORTH ELEVATION PLAN
1/4" = 1'-0"

WINDOW LEGEND

| WINDOW TAG | WINDOW SIZE | WINDOW TYPE | PLAN VIEW | ELEVATION VIEW |
|------------|---------------|--------------------------------|-----------|----------------|
| W1 | 2'-8" x 9'-0" | SINGLE HUNG WINDOWS | | |
| W2 | 3'-6" x 9'-0" | | | |
| W3 | 3'-3" x 9'-0" | | | |
| W4 | 2'-9" x 4'-0" | | | |
| W5 | 2'-9" x 5'-0" | | | |
| W6 | 2'-9" x 2'-9" | INSTANCE WINDOW FIXED | | |
| W7 | 2'-9" x 3'-0" | | | |
| W8 | 7'-3" x 9'-0" | WINDOW CASEMENT TRIPLE TRANSOM | | |
| W9 | 7'-6" x 9'-0" | | | |

NOTES

- ALL BUILDING ENTRANCE DOORS INCLUDING GARAGE DOORS SHALL BE EQUIPPED WITH LOCKS CONSISTING OF DEAD LOCKING LATCH BOLT AT LEAST 1/2" OF THROW WHICH PENETRATES THE STRIKE JAMB A MINIMUM OF 1/4". BUILDING ENTRANCE DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGEABLE EFFORT.
- ALL OPERABLE WINDOWS AND SLIDING GLASS DOORS INSTALLED WITHIN 10'-0" OF FINISH GRADE SHALL BE EQUIPPED WITH A LOCKING DEVICE. THIS LOCK SHALL BE INSTALLED SO IT'S MOUNTING HARDWARE INACCESSIBLE FROM THE EXTERIOR.
- FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD FRAME CONSTRUCTION.
- FIBER CEMENT LAP SIDING SHALL BE LAPPED A MINIMUM OF 1-1/4" AND SHALL HAVE ENDS SEALED WITH CAULKING, COVERED WITH AN H-SECTION JOINT COVER OR LOCATED OVER A STRIP OF FLASHING. FIBER CEMENT PANEL SIDING SHALL BE INSTALLED WITH THE LONG DIMENSION PARALLEL TO THE FRAMING. VERTICAL JOINTS SHALL OCCUR OVER FRAMING MEMBERS AND SHALL BE SEALED WITH CAULKING OR COVERED WITH BATTENS. HORIZONTAL JOINTS SHALL BE FLASHED WITH Z-FLASHING AND SOLID BLOCKED. ALL FIBER CEMENT SIDING INSTALLATION SHALL CONFORM TO MANUFACTURERS INSTRUCTIONS.
- APPROVED CORROSION-RESISTANT FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT THE ENTRY OF WATER INTO THE WALL CAVITY, REPEATED WETTING OF THE SHEATHING, OR PENETRATION OF WATER TO THE BUILDING'S STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM RE-ENTERING THE EXTERIOR WALL ENVELOPE. APPROVED CORROSION FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
 - AT THE TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A MANNER AS TO BE LEAKPROOF.
 - AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
 - UNDER AND AT THE ENDS OF ALL MASONRY, WOOD OR METAL COPINGS AND SILLS.
 - CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
 - WHERE EXTERIOR PORCHES, DECKS, HALF-WALLS, RAILINGS AND/OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION.
 - AT WALL AND ROOF INTERSECTIONS
 - AT BUILT IN GUTTERS.

PROJECT: CEE4850-6
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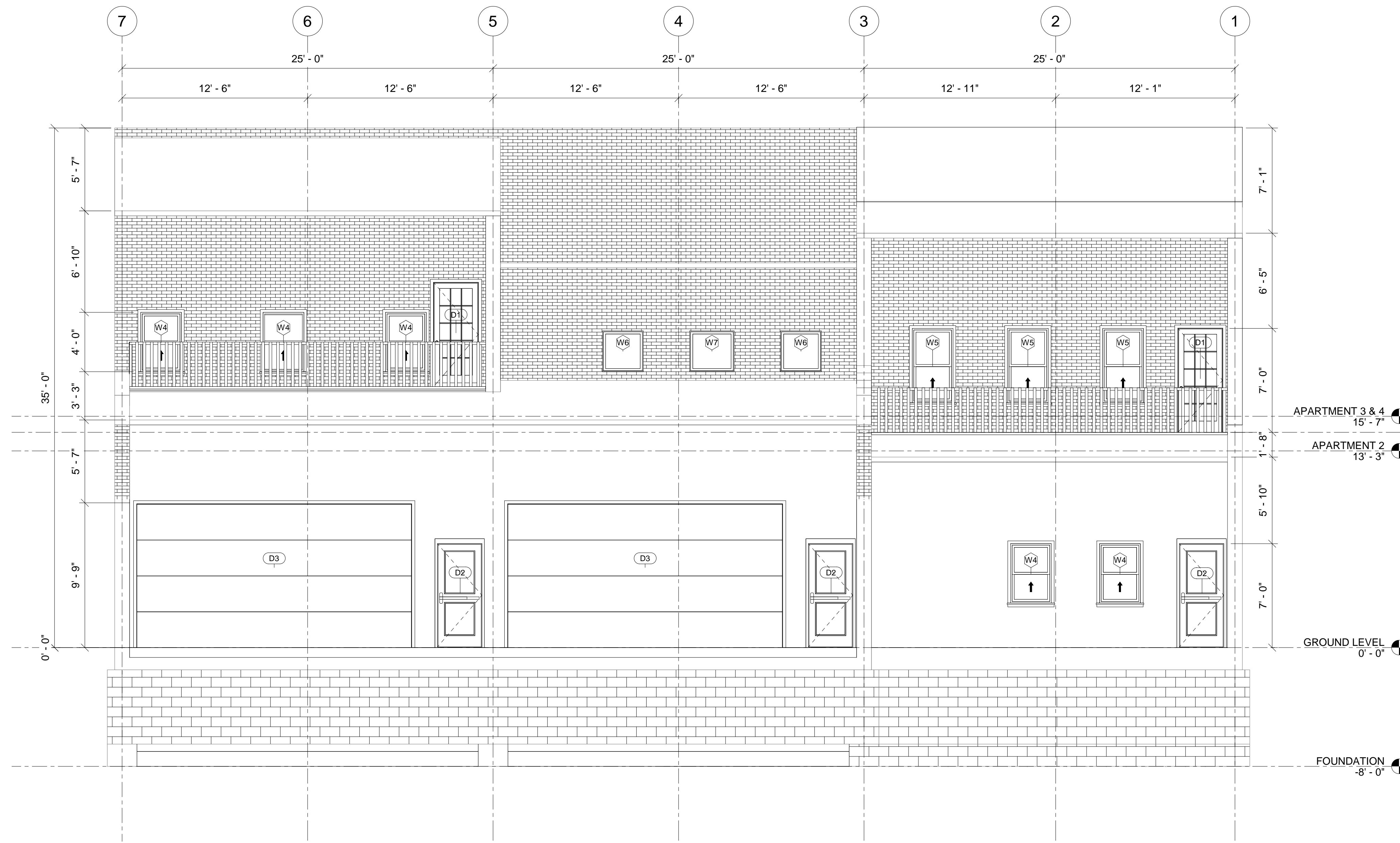
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COMMERCIAL BUILDING REHABILITATION II
239 5TH AVENUE SOUTH
CLINTON, IA 52732

SHEET NAME
SITE ELEVATION PLAN - NORTH

SHEET NO.

SE1



SE2 SOUTH ELEVATION PLAN
1/4" = 1'-0"

NOTES

1. ALL BUILDING ENTRANCE DOORS INCLUDING GARAGE DOORS SHALL BE EQUIPPED WITH LOCKS CONSISTING OF DEAD LOCKING LATCH BOLT AT LEAST 1/2" OF THROW WHICH PENETRATES THE STRIKE JAMB A MINIMUM OF 1/4". BUILDING ENTRANCE DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGEABLE EFFORT.
2. ALL OPERABLE WINDOWS AND SLIDING GLASS DOORS INSTALLED WITHIN 10' - 0" OF FINISH GRADE SHALL BE EQUIPPED WITH A LOCKING DEVICE. THIS LOCK SHALL BE INSTALLED SO ITS MOUNTING HARDWARE IS INACCESSIBLE FROM THE EXTERIOR.
3. FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD FRAME CONSTRUCTION.
4. FIBER CEMENT LAP SIDING SHALL BE LAPPED A MINIMUM OF 1-1/4" AND SHALL HAVE ENDS SEALED WITH CAULKING, COVERED WITH AN H-SECTION JOINT COVER OR LOCATED OVER A STRIP OF FLASHING. FIBER CEMENT PANEL SIDING SHALL BE INSTALLED WITH THE LONG DIMENSION PARALLEL TO THE FRAMING. VERTICAL JOINTS SHALL OCCUR OVER FRAMING MEMBERS AND SHALL BE SEALED WITH CAULKING OR COVERED WITH BATTENS. HORIZONTAL JOINTS SHALL BE FLASHED WITH Z-FLASHING AND SOLID BLOCKED. ALL FIBER CEMENT SIDING INSTALLATION SHALL CONFORM TO MANUFACTURERS INSTRUCTIONS.
5. APPROVED CORROSION-RESISTANT FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT THE ENTRY OF WATER INTO THE WALL CAVITY, REPEATED WETTING OF THE SHEATHING, OR PENETRATION OF WATER TO THE BUILDING'S STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM RE-ENTERING THE EXTERIOR WALL ENVELOPE. APPROVED CORROSION FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
 - A. AT THE TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A MANNER AS TO BE LEAKPROOF.
 - B. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
 - C. UNDER AND AT THE ENDS OF ALL MASONRY, WOOD OR METAL COPINGS AND SILLS.
 - D. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
 - E. WHERE EXTERIOR PORCHES, DECKS, HALF-WALLS, RAILINGS AND/OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION.
 - F. AT WALL AND ROOF INTERSECTIONS
 - G. AT BUILT IN GUTTERS.

| | |
|-----------|-----------|
| PROJECT: | CEE4850-6 |
| DATE: | 11/22/19 |
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COMMERCIAL BUILDING REHABILITATION II
 239 5TH AVENUE SOUTH
 CLINTON, IA 52732

SHEET NAME
 SITE ELEVATION PLAN - SOUTH
 SHEET NO.

SE2

WINDOW LEGEND

| WINDOW TAG | WINDOW SIZE | WINDOW TYPE | PLAN VIEW | ELEVATION VIEW |
|------------|---------------|--------------------------------|-----------|----------------|
| W1 | 2'-8" x 9'-0" | SINGLE HUNG WINDOWS | | |
| W2 | 3'-6" x 9'-0" | | | |
| W3 | 3'-3" x 9'-0" | | | |
| W4 | 2'-9" x 4'-0" | | | |
| W5 | 2'-9" x 5'-0" | INSTANCE WINDOW FIXED | | |
| W6 | 2'-9" x 2'-9" | | | |
| W7 | 2'-9" x 3'-0" | | | |
| W8 | 7'-3" x 9'-0" | WINDOW CASEMENT TRIPLE TRANSOM | | |
| W9 | 7'-6" x 9'-0" | | | |

EXTERIOR DOOR LEGEND

| DOOR TAG | DOOR SIZE | DOOR TYPE | PLAN VIEW | ELEVATION VIEW |
|----------|----------------|--------------------------------------|-----------|----------------|
| D1 | 3'-0" x 7'-0" | DOOR INTERIOR SINGLE FULL GLASS WOOD | | |
| D2 | 3'-0" x 7'-0" | DOOR PASSAGE SINGLE ONE LITE | | |
| D3 | 18'-6" x 9'-8" | DOOR GARAGE FLUSH PANEL | | |