

Ruffalo CODY

1025 KIRKWOOD PARKWAY SW

CEDAR RAPIDS, IOWA

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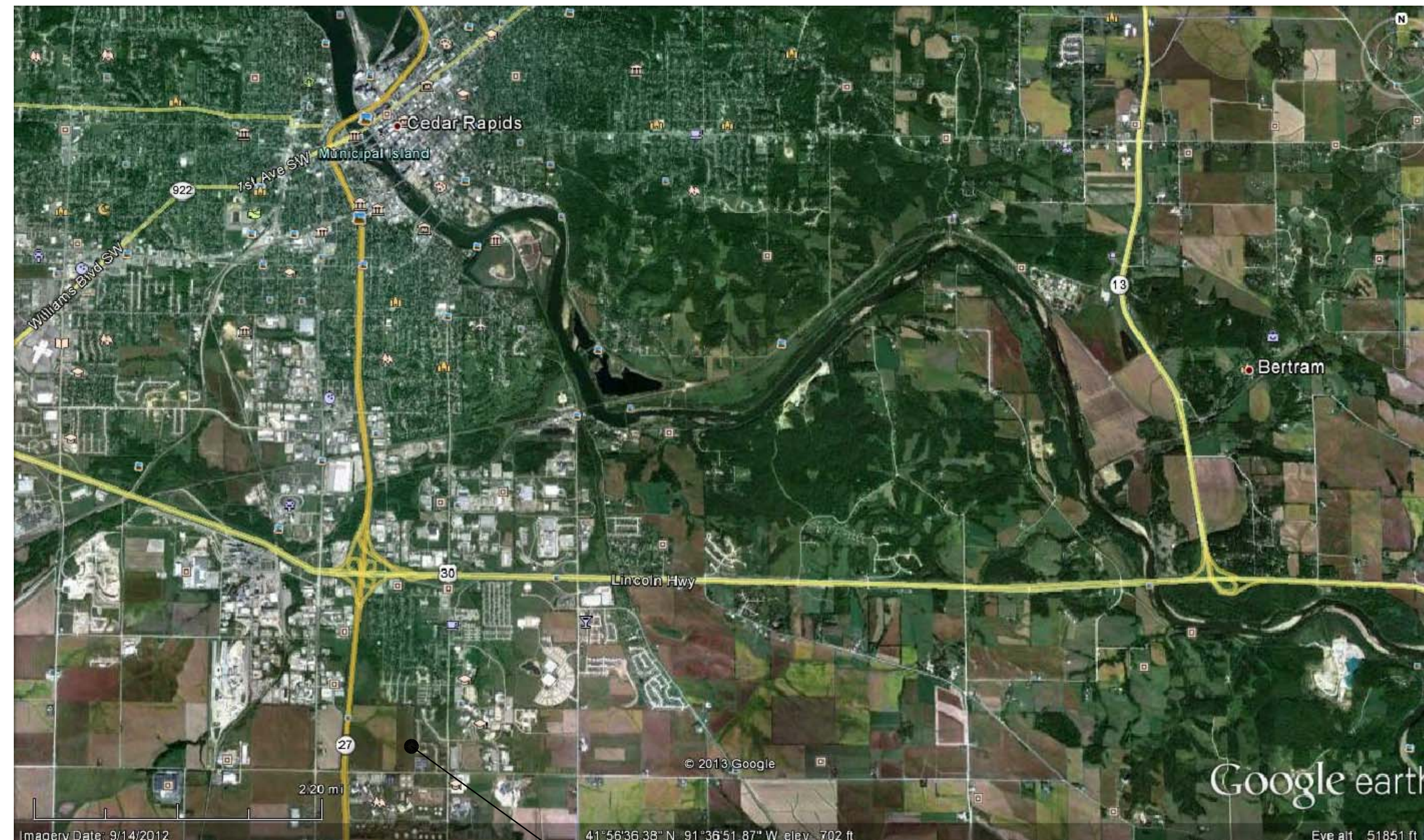
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PROJECT LOCATION



PROJECT LOCATION

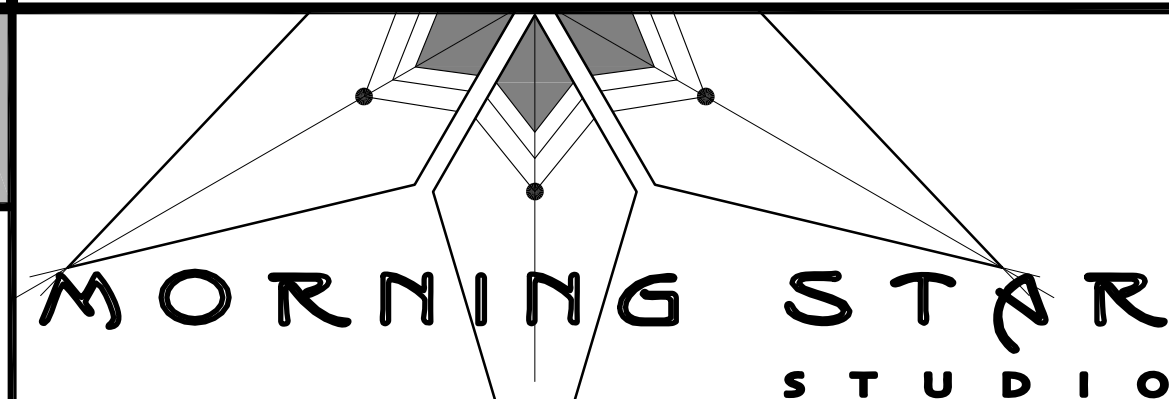
CODE DATA

2012 IBC

CODE INFORMATION IS ON THE CODE SHEET

PERMIT / BID SUBMITTAL AUGUST 14, 2013

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600 3RD STREET SE ■ STUDIO 201
CEDAR RAPIDS ■ IOWA ■ 52401

PHONE ■ 319.362.5484
FAX ■ 319.362.5520



**DESIGN
ENGINEERS**

MECHANICAL AND ELECTRICAL CONSULTANTS

8801 PRAIRIE VIEW LANE, SUITE 200
CEDAR RAPIDS, IOWA 52404 - 4850
TEL: 319.841.1944 FAX: 319.841.1949

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE: _____
NAME: JAMES J. RUSSELL
DATE: AUG 14, 2013
LICENSE NUMBER: 15679
MY LICENSE EXPIRATION DATE IS: DECEMBER 31, 2013
PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL:
LISTED AS FIRE PROTECTION, PLUMBING, HVAC,
ELECTRICAL, FIRE ALARM, TELECOM
UNDER INDEX OF DRAWINGS

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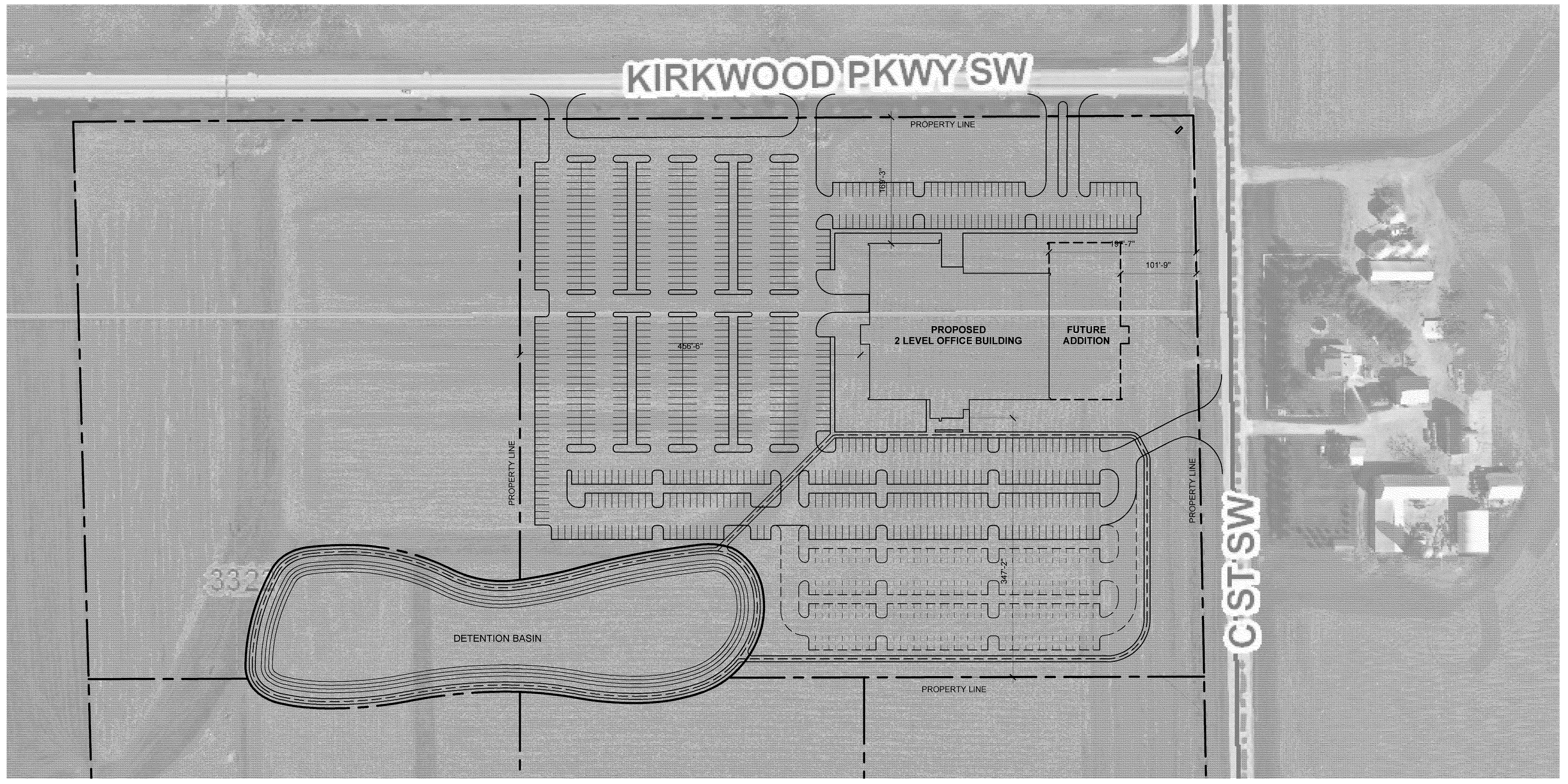
SIGNATURE: _____
NAME: SHAWN DUGAN
DATE: AUG 14, 2013
LICENSE NUMBER: 15011
MY LICENSE EXPIRATION DATE IS: DECEMBER 31, 2013
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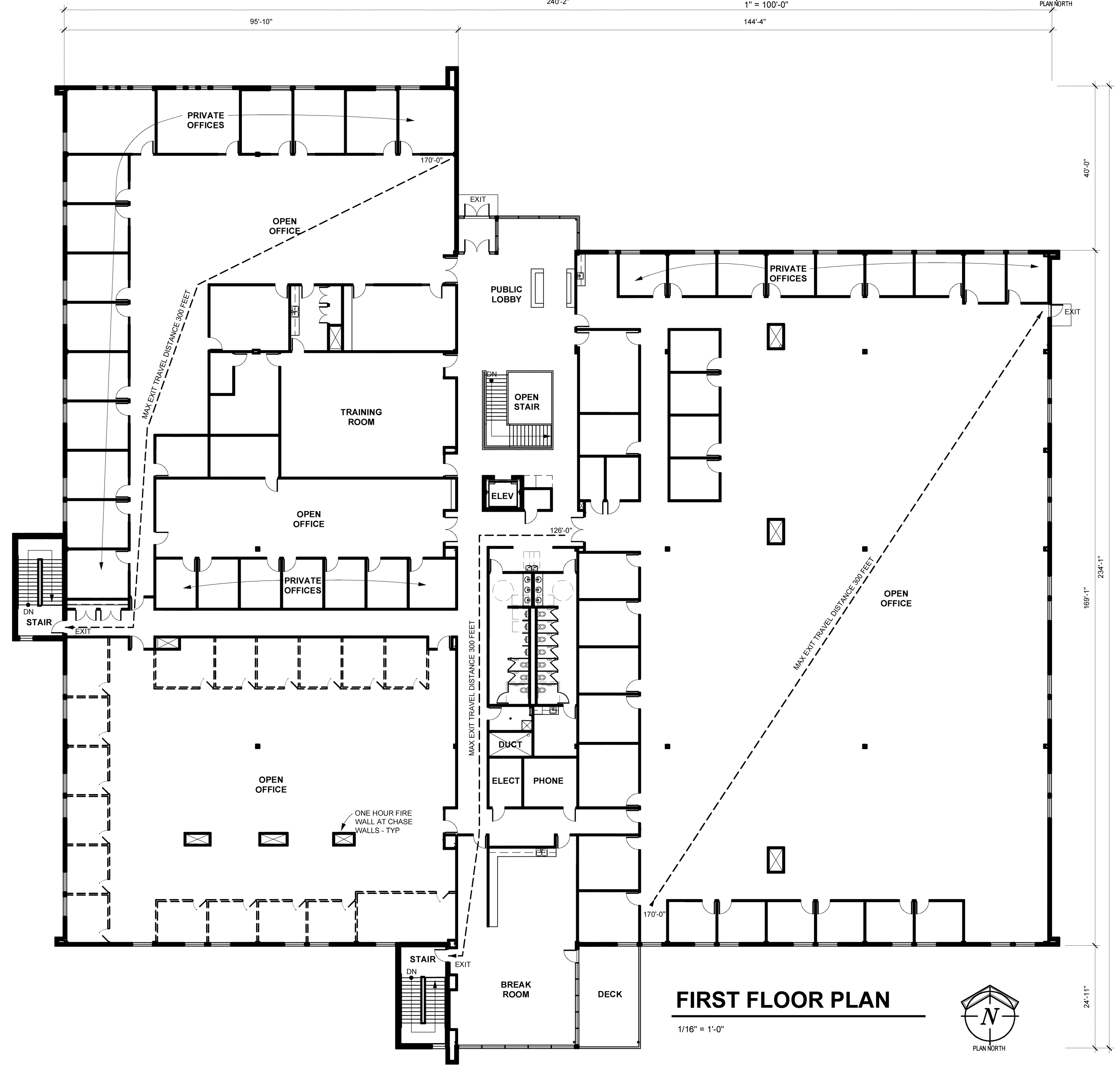
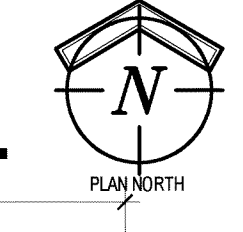
SIGNATURE: _____
NAME: TERESA ANN PETRZALEK
DATE: AUGUST 14, 2013
LICENSE NUMBER: _____
MY LICENSE EXPIRATION DATE IS: _____
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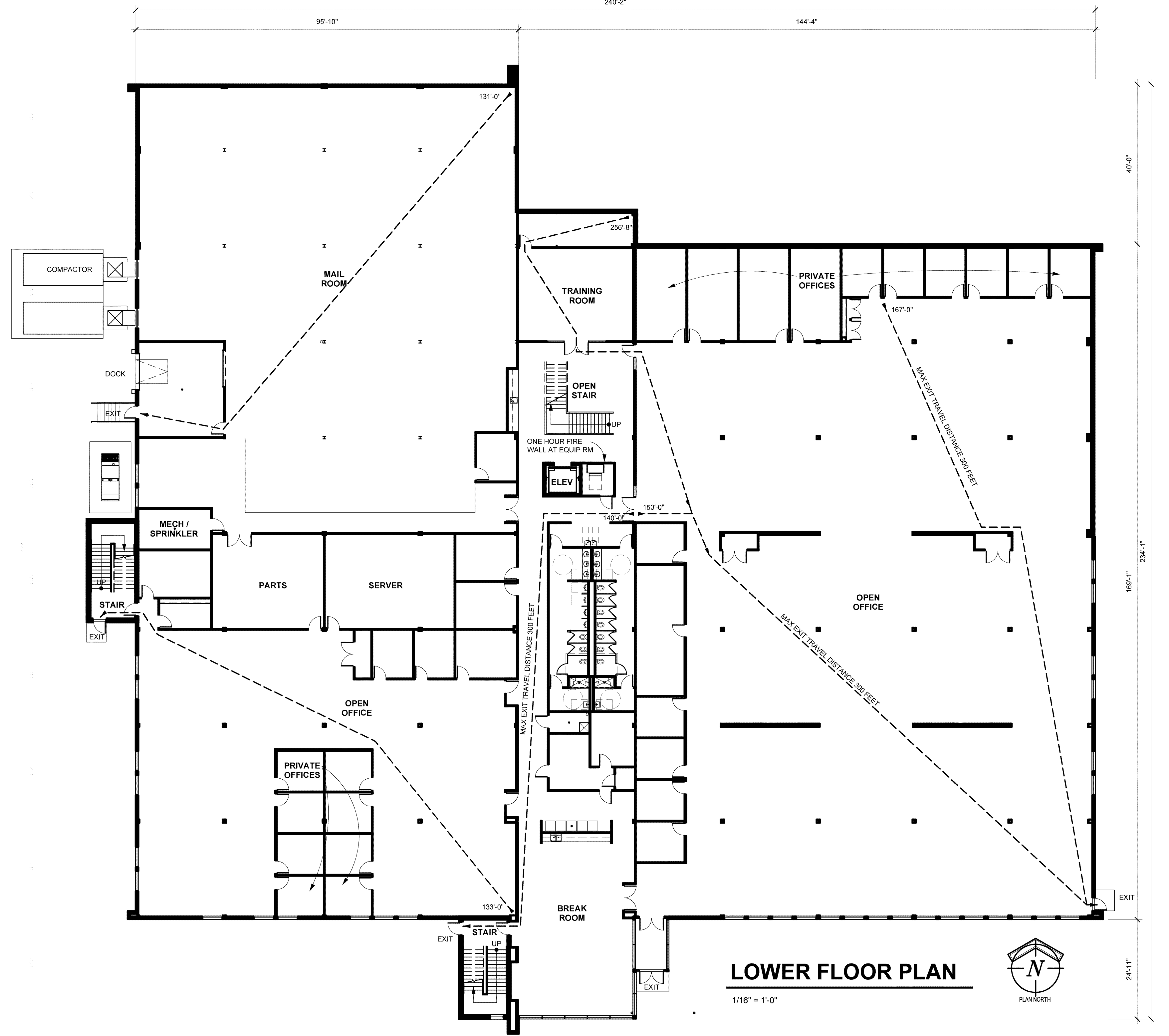


CODE DATA		2012 IBC
BUILDING SIZE:	LOWER FLOOR	46,181 SF
	FIRST FLOOR	46,306 SF
	TOTAL BUILDING AREA	92,487 SF
OCCUPANCY GROUP (SECTION 304.1):	B - OFFICE	
OCCUPANCY SEPARATION (TABLE 508.3.3):	BOTH FLOORS	
CONSTRUCTION TYPE:	TYPE 2B - STEEL FRAME - CONCRETE DECK - METAL STUDS AND GYPSUM BOARD	
ALLOWABLE BUILDING AREA (TABLE 503):	23,000 SF	
ALLOWABLE BUILDING AREA INCREASE (SECTION 507.4):	GROUP B BUILDING THAT IS FULLY FIRE SPRINKLED AND HAS OPEN YARDS 60 FEET WIDE CAN BE UNLIMITED AREA	
BUILDING ELEMENTS FIRE RATINGS (TABLE 601):	0 HRS FOR ALL ELEMENTS	
EXTERIOR WALL RATING (TABLE 602):	NO RATING REQUIRED GREATER THAN 60 FEET ON ALL 4 SIDES	
AUTOMATIC FIRE SPRINKLER (SEC 903.3.1):	BUILDING IS FULLY FIRE SPRINKLED. FIRE SPRINKLER PLANS SHALL BE SUB-MITTED TO FIRE DEPARTMENT FOR APPROVAL PRIOR TO START OF CONSTRUCTION	
OCCUPANT LOAD OF LOWER FLOOR (TABLE 1004.1.1):	43,325 SF / 100 = 430	
OCCUPANT LOAD OF FIRST FLOOR (TABLE 1004.1.1):	44,172 SF / 100 = 440	
	TOTAL BUILDING = 870	
EXIT TRAVEL DISTANCE (TABLE 1016.2):	300 FEET FOR FIRE SPRINKLED BUILDING	
	8 OCCUPANCY	
REQUIRED EXITS FOR EACH FLOOR (SEC 1021):	(2) 3 FT WIDE DOORS AND (2) 4 FT WIDE STAIRS	
EXITS PROVIDED:	(6) 3 FT WIDE DOORS AT LOWER FLOOR (6) 3 FT WIDE DOORS AT FIRST FLOOR (3) 4'-0" WIDE STAIRS @ FIRST FLOOR SEE PLANS FOR LOCATIONS	
EMERGENCY & EXIT LIGHTS:	SEE CEILING PLAN FOR LOCATIONS MIN 2 FT CANDLES AT EXIT PATHWAY	
FIRE EXTINGUISHERS:	4A 10BC - 5 LBS SEE PLAN FOR LOCATIONS VERIFY LOCATIONS WITH FIRE DEPARTMENT	
HANDICAP ACCESSIBLE BUILDING (SEC. 1103.1):	ADA ACCESSIBLE ELEVATOR AND RESTROOMS THRU-OUT BUILDING	
INTERIOR FINISHES (TABLE 803.5):	TYPE C - ROOMS AND SPACES FOR FIRE SPRINKLED BUILDING TYPE B - EXIT ENCLOSURE AND STAIR	

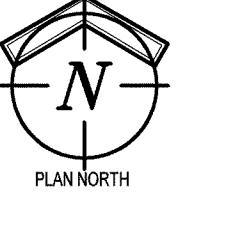
SITE DIAGRAM



FIRST FLOOR PLAN



LOWER FLOOR PLAN



MORNING STAR STUDIO

DESIGN ENGINEERS
MECHANICAL AND ELECTRICAL CONSULTANTS
8801 PRAIRIE VIEW LANE, SUITE 200
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TEL: 319.362.4844 FAX: 319.362.4844
ARCHITECTURE • INTERIOR DESIGN
STRUCTURAL ENGINEERING

RuffaloCODY

1025 KIRKWOOD PARKWAY SW
CEDAR RAPIDS, IOWA

DATE	REVISIONS

PERMIT / BID

DRAWN
VP

CHECKED
TP

DATE
06-14-2013

JOB NO.
12008

DRAWING NAME
CODE REVIEW
PLAN

SHEET

CODE

UTILITY AND EMERGENCY TELEPHONE NUMBERS:

CITY OF CEDAR RAPIDS, IOWA	
PUBLIC WORKS DEPARTMENT:	(319) 286–5802
POLICE DEPARTMENT:	(319) 286–5491
FIRE DEPARTMENT:	(319) 286–5200
WATER DEPARTMENT:	(319) 286–5950
EMERGENCY:	911
IOWA ONE CALL (UTILITIES):	(800) 292–8989
MIDAMERICAN ENERGY COMPANY:	(800) 531–5011
MEDIACOM:	(319) 395–9699
CENTURY LINK:	(319) 399–7600
ALLIANT:	(319) 786–1901
SOUTH SLOPE TELEPHONE:	(319) 626–2211
IOWA NETWORK SERVICES:	(515) 830–0492
IMON COMMUNICATIONS:	(319) 261–4640
IOWA COMMUNICATIONS NETWORK	(515) 725–4725



PLANS OF PROPOSED IMPROVEMENTS FOR

RUFFALO CODY ADDITION
FRANTZ HOBART

CITY OF CEDAR RAPIDS, IOWA

Project No. D25113.10

LOCATION MAP



NOT TO SCALE



PROJECT LOCATION

INDEX OF SHEETS

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C4.1	SITE DETAILS 1
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C9.1	UTILITY PLAN

GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE ACCORDING TO THE CEDAR RAPIDS METROPOLITAN AREA STANDARD SPECIFICATIONS.
- CLASS B BEDDING SHALL BE USED FOR SANITARY SEWER.
- ALL GRADES ARE TOP OF SLAB GRADES, UNLESS NOTED OTHERWISE.
- THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
- THE COMPACTION REQUIREMENTS INCLUDE: 95% WITHIN THE RIGHT–OF–WAY UNDERPAVEMENT AND STRUCTURES AND 90% IN ALL OTHER AREAS.
- ALL SANITARY SEWER MANHOLES SHALL HAVE CHIMNEY SEALS INSTALLED.
- ALL CURBS ARE LOW PROFILE (ROLLOVER) CURB, EXCEPT FOR THE CURBS ON KIRKWOOD PARKWAY SW OR C STREET SW, WHICH WILL BE 6” INTEGRAL CURB.

BENCHMARKS

BENCHMARK:
BM #50 – NW BOLT HYDRANT APPROX. 500’ NORTH OF 76TH AVENUE SW, WEST SIDE C STREET SW (ONLY BOLT W/WASHER): – ELEV. = 836.35
BM – WEST BOLD HYDRANT APPROX. 200’ SOUTH OF KIRKWOOD PARKWAY SW, WEST SIDE C STREET SW (BOLT W/WASHER): – ELEV. = 841.04
BM #52 – SW BOLT HYDRANT APPRX. 600’ WEST OF C STREET SW, NORTH SIDE KIRKWOOD PARKWAY SW (BOLT W/WASHER): ELEV. = 833.75

CONTROL POINTS

NO.	NORTHING:	EASTING:	
CP#1	5428264.345	3435582.397	NOTE: ALL COORDINATES ARE ON THE STATE PLANE COORDINATE SYSTEM.
CP#2	5428281.824	3434822.776	
CP#3	5428347.798	3433988.644	
CP#4	5427265.281	3433897.065	

CEDAR RAPIDS METROPOLITAN AREA STANDARD DETAILS				
ALL STANDARD DETAILS APPLY TO THIS PROJECT. THE CONTRACTOR’S ATTENTION IS DIRECTED TO THE FOLLOWING DETAILS				
DRAWING	DESCRIPTION	DATE		
1200–010	MUTCD TRAFFIC CONTROL ZONE DEFINITIONS	APRIL 2003	2400–040 MANHOLE AND PIPE SIZES	APRIL 2003
1200–011	HEIGHT & LATERAL LOCATIONS OF TEMP. CONSTRUCTION SIGNS	APRIL 2003	2400–041 STANDARD STORM SEWER MANHOLE	APRIL 2003
1200–020	REGULATORY AND GUIDE SIGNS USED IN CONSTRUCTION	APRIL 2003	2400–063 FLAT GRATE INTAKE	APRIL 2003
1200–021	WARNING SIGNS USED IN CONSTRUCTION (2 SHEETS)	APRIL 2003	2400–065 METRO R–5 (3 SHEETS)	APRIL 2003
1200–023	BARRICADES AND CHANNELIZING DEVICES	APRIL 2003	2400–091 SUBDRAIN CLEANOUT FOR NON–TRAFFIKED AREAS	APRIL 2003
1200–032	CONST. ADJACENT TO INTERSECTION NEAR SIDE TRAFFIC LANE	APRIL 2003	2500–021 THRUST RESTRAINT DETAILS (4 SHEETS)	JULY 2010
1200–039	CONST. IN ONE LANE OF LOW SPEED 2 LANE 2–WAY STREET	APRIL 2003	2500–022 TRACER WIRE DETAIL	NOV, 2012
1200–061	SIDEWALK CLOSURE IN RESIDENTIAL AREA	APRIL 2003	2500–023 CONCRETE BLOCKING FOR WATERMAIN FIXTURES AND FITTINGS	JULY 2010
1300–020	SILT FENCE	APRIL 2003	2500–040 HYDRANT SET DETAIL – PARALLEL TO WATER MAIN WITH HYDRANT TEE	APRIL 2003
1300–025	CURB INLET PROTECTION	APRIL 2003	2600–040 TOEWALL FOR FLARED END SECTIONS	APRIL 2003
1300–060	STABILIZED CONSTRUCTION ENTRANCE	APRIL 2003	2700–010 CURBING DETAILS	APRIL 2003
2200–020	STANDARD PIPE ENVELOPES FOR CIRCULAR PIPE	APRIL 2003	2700–011 CURB TRANSITIONS AT INTAKES AND INTERSECTIONS	APRIL 2004
2200–031	STANDARD TRENCH SECTION IN SOIL	APRIL 2003	2700–020 TYPICAL INTERSECTION JOINTING DETAIL (28’ STREET)	APRIL 2003
2300–021	SANITARY SEWER/WATERMAIN PIPE SEPARATION REQUIREMENTS	APRIL 2003	2700–021 TRANSVERSE CONTRACTION JOINTS (2 SHEETS)	APRIL 2003
2300–040	MANHOLE AND PIPE SIZES	APRIL 2003	2700–022 LONGITUDIANAL JOINTS	APRIL 2003
2300–041	STANDARD SANITARY SEWER MANHOLE	APRIL 2003	2700–023 EXPANSION JOINTS	APRIL 2003
2300–043	INSTALLATION OF CONNECTED MANHOLE JOINTS	APRIL 2003	2700–040 TYPICAL CROSS SECTION 28–FT B–B PCC ROADWAY	APRIL 2003
2300–046	SANITARY SEWER CONNECTION TO EXISTING MANHOLE	APRIL 2003	2700–061 TYPICAL MANHOLE BOXOUT	APRIL 2003
2300–060	SANITARY SERVICE LINE (2 SHEETS)	APRIL 2003	2700–062 REINFORCED PCC PAVEMENT	SEPT 2006
2400–020	STORM SEWER PIPE INSTALLATION	APRIL 2003	2700–070 CONCRETE CURB AND GUTTER SECTION (24–INCH)	APRIL 2003
2400–021	STORM SEWER / WATER MAIN PIPE SEPARATION REQUIREMENTS	APRIL 2003	2700–112 TYPICAL SIDEWALK AND RIGHT–OF–WAY GRADING	SEP. 2006
2400–022	STORM/SANITARY SEWER CROSSING AND PIPE SUPPORTS	APRIL 2003	2700–113 STANDARD PEDESTRIAN RAMP (2 SHEETS)	FEB. 2007
2400–023	INSTALLATION OF CONNECTED PIPE JOINTS	APRIL 2003	2700–117 TYPICAL COMMERCIAL ENTRANCE	APRIL 2003

Ament_{LLC}
DESIGN

THE CEDAR RAPIDS METROPOLITAN AREA SPECIFICATIONS SHALL
APPLY TO CONSTRUCTION WORK ON THIS PROJECT.
DESIGN EXCEPTIONS REQUESTED: NONE

I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT
WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL
SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED,

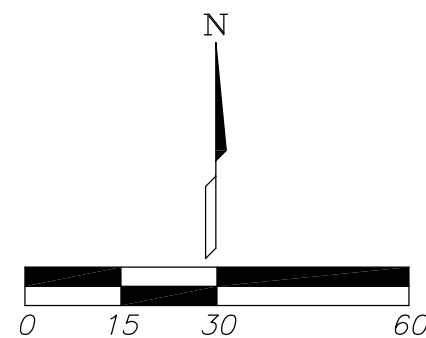
DATE:

MICHAEL G. DRYDEN

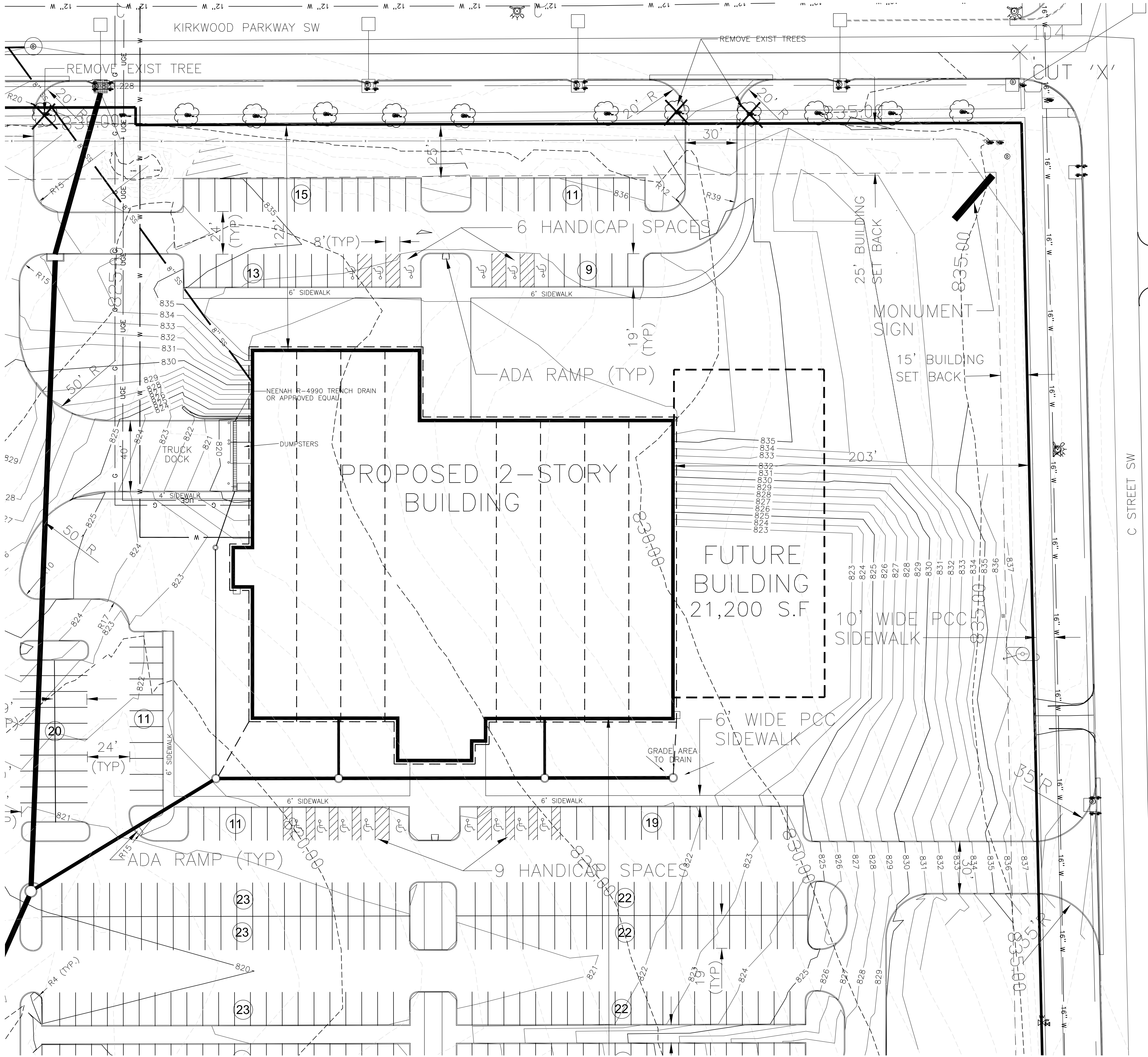
IOWA LICENSE NO. 11440

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014

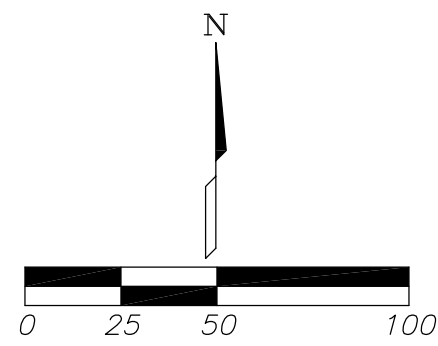
ENTIRE SUBMISSION IS COVERED BY THIS
SEAL UNLESS SPECIFIED BELOW.



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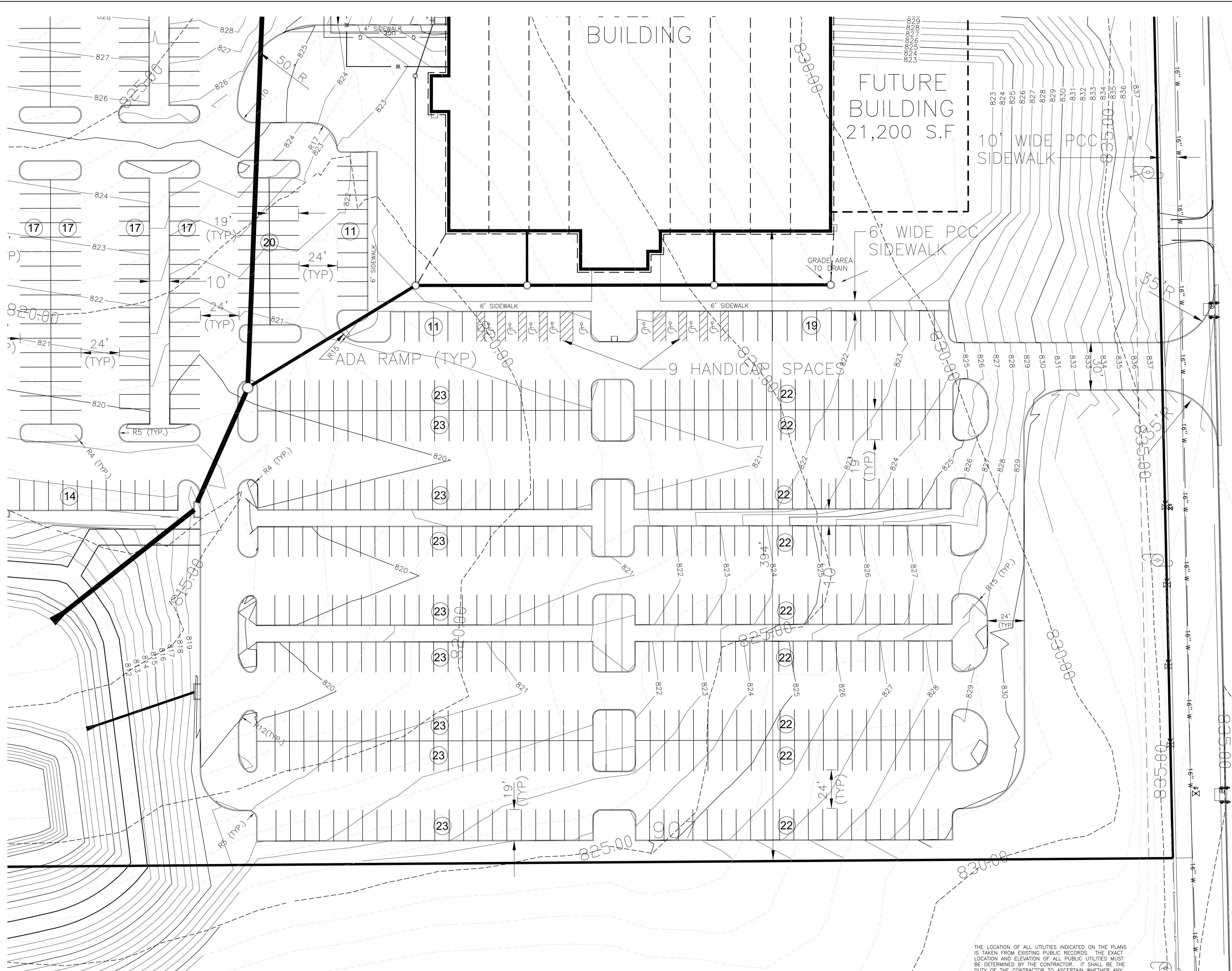


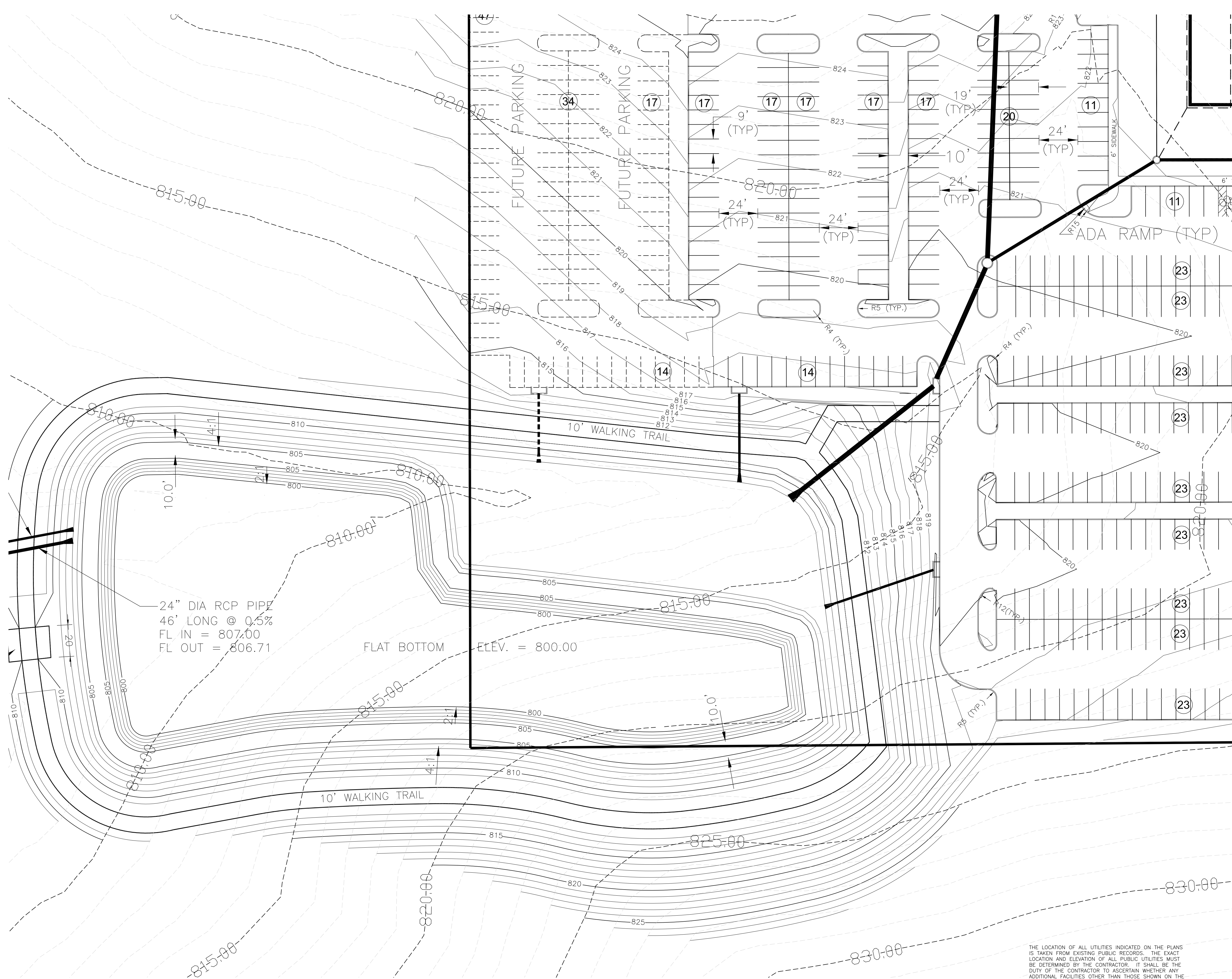
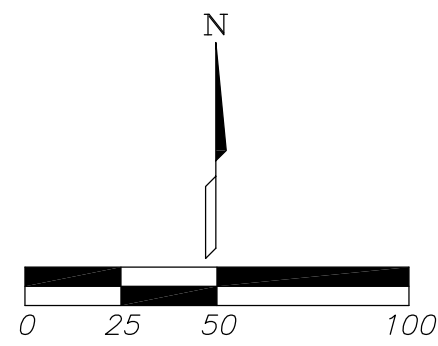
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City of Cedar Rapids Iowa		DATE:		3/29/13		NO.	
Ament ²		DESIGN		SHEET NO.		FILE NAME	
C4.1		OF 2		025113.10			



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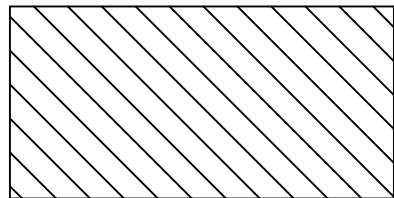
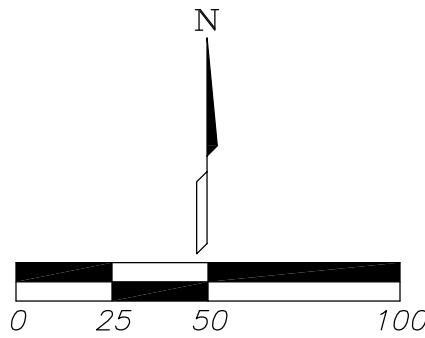
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DRAWN BY: TPM				DATE: 3/29/13					
Ament ₂ DESIGN									
Site Details 2 Frantz Hobart – Ruffalo Cody City of Cedar Rapids Iowa									
SHEET NO. C4.2 OF 2		FILE NAME D25113.10							

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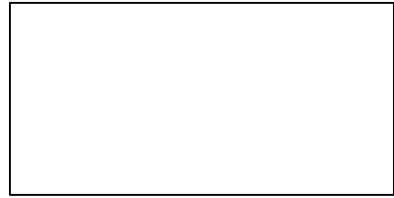


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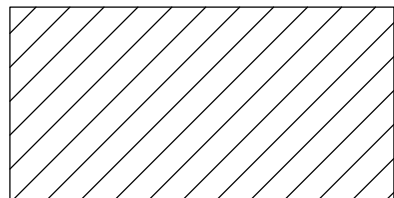
Site Details 4 Frantz Hobart – Ruffalo Cody City of Cedar Rapids Iowa		 Ament DESIGN	DRAWN BY: TPM		
			APPROVED BY: MGD		
			DATE: 3/29/13		
				NO.	REVISION
SHEET NO. C4.4 OF 2					DATE
FILE NAME D25113.10					



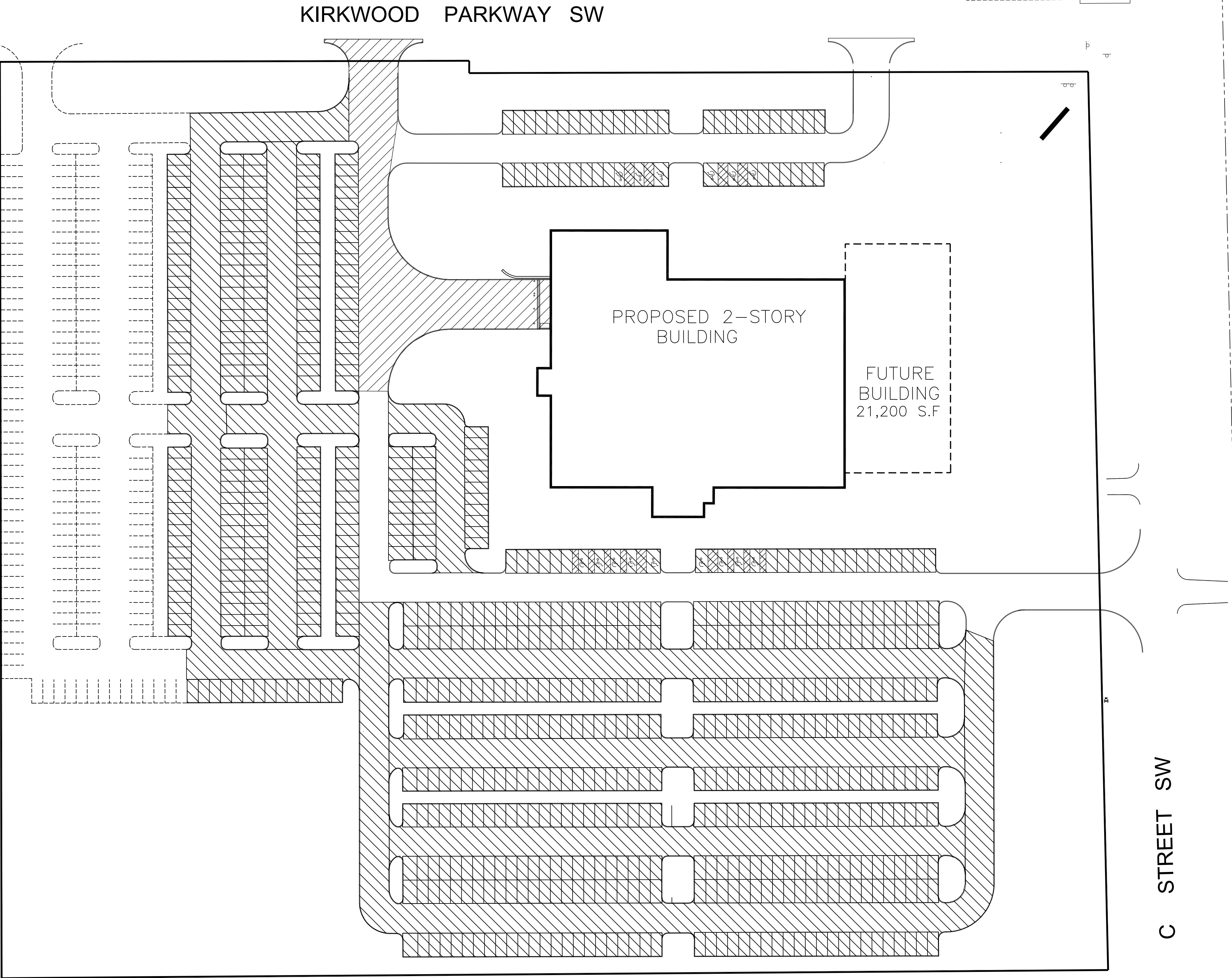
5" P.C.C. PAVEMENT



6" P.C.C. PAVEMENT

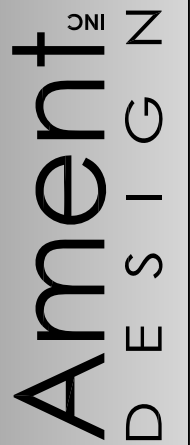


7" P.C.C. PAVEMENT



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Pavement Plan
Frantz Hobart – Ruffalo Cody
City of Cedar Rapids Iowa



DRAWN BY: TPM
APPROVED BY: MGD
DATE: 6/6/13

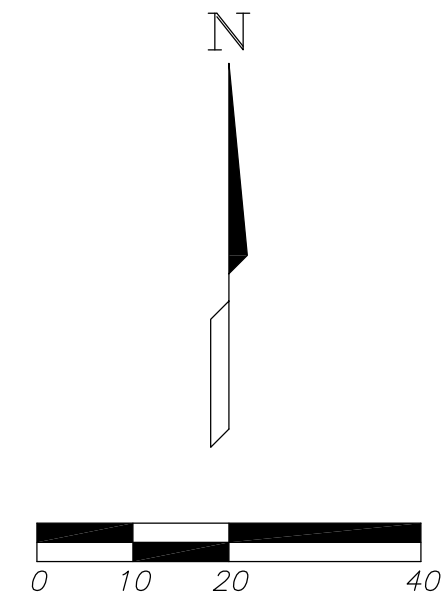
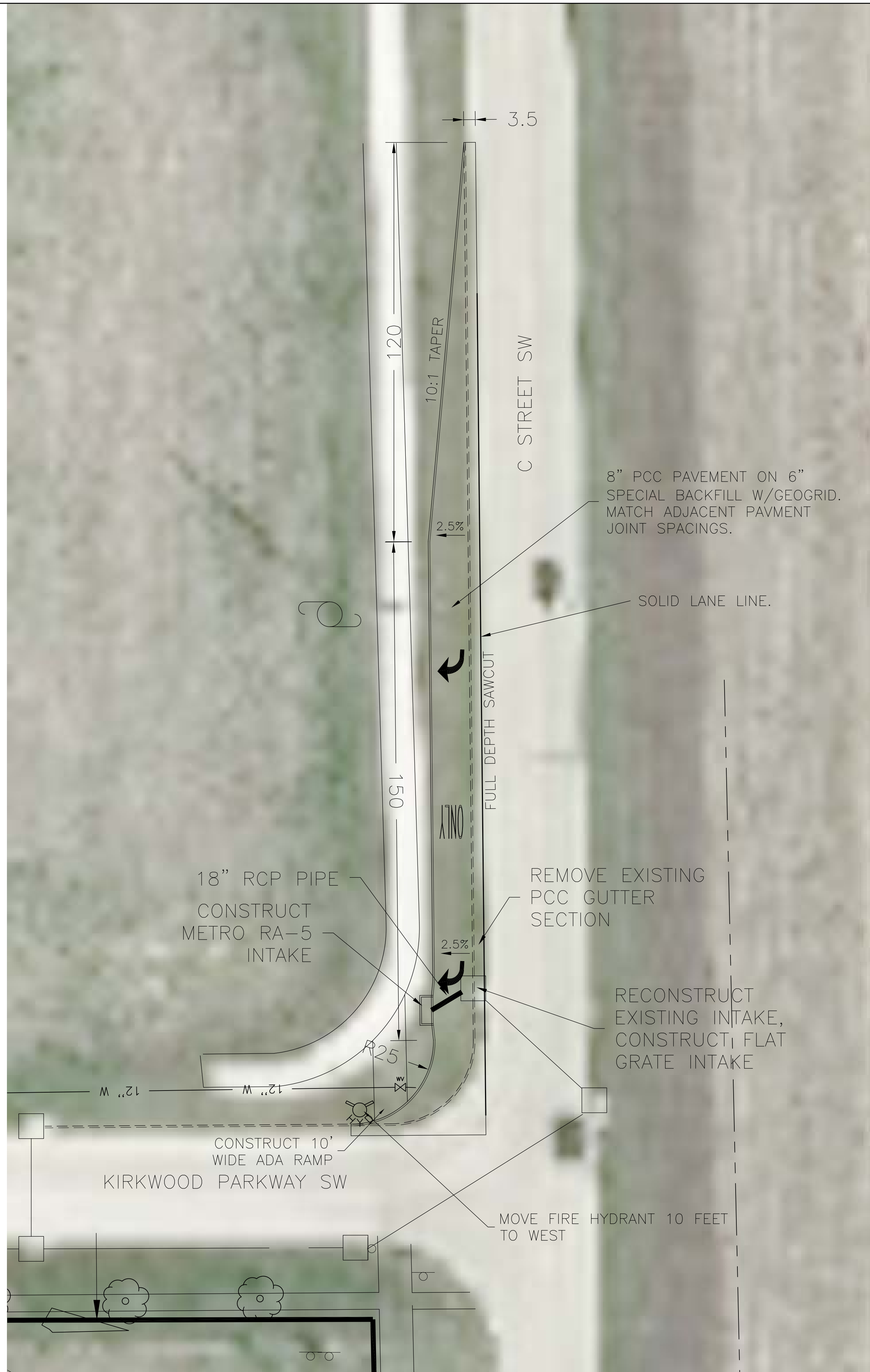
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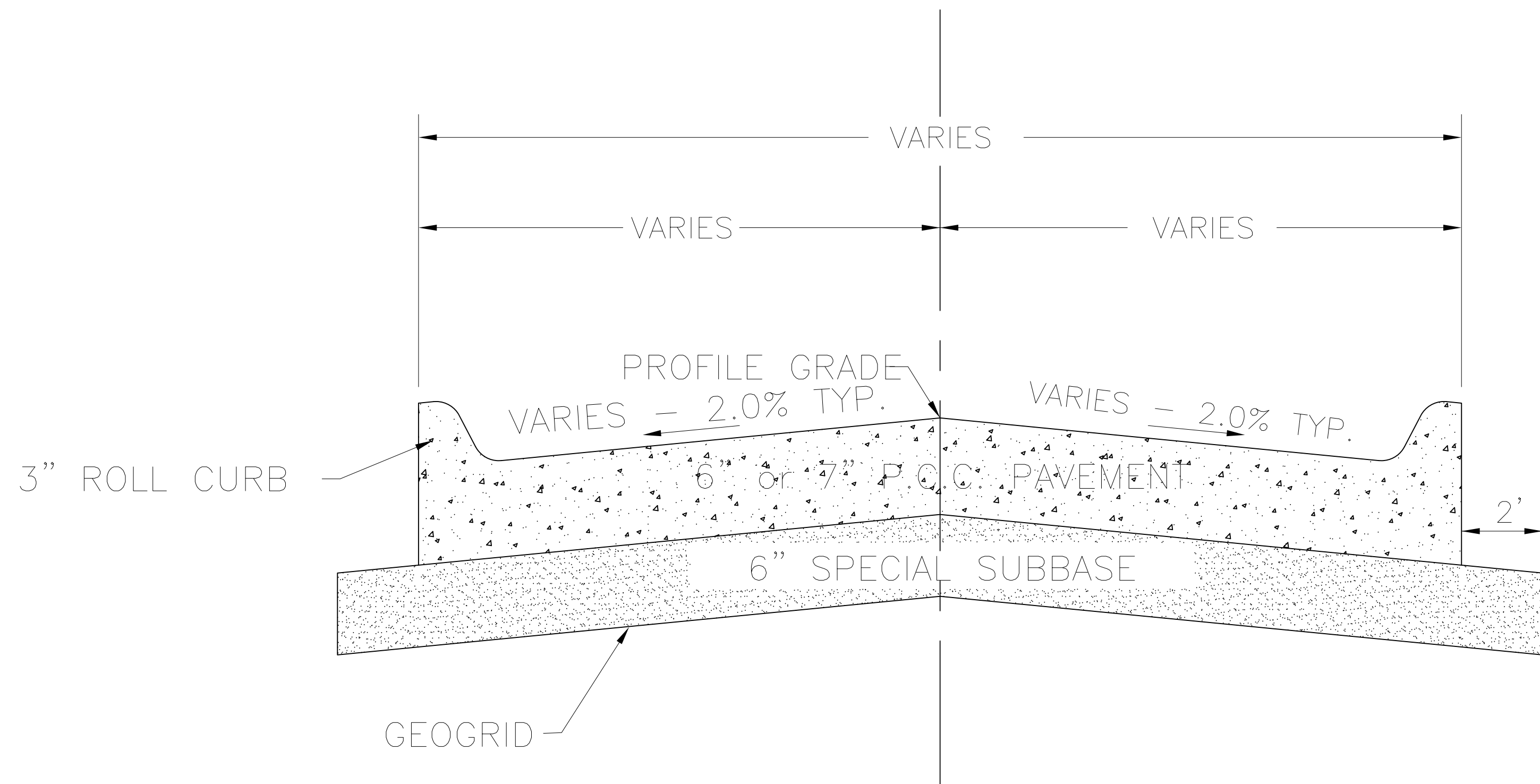
SHEET NO.
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OF 2

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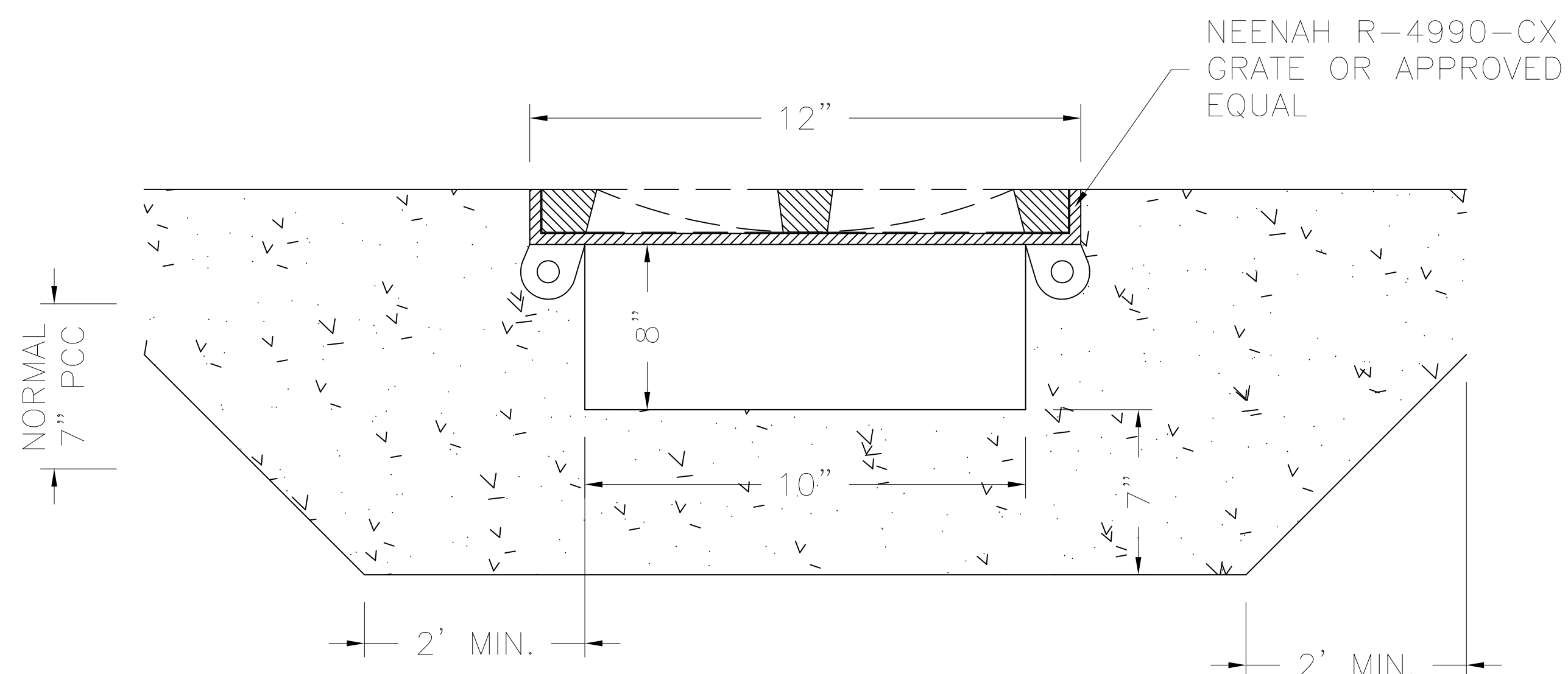


THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS IS TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.

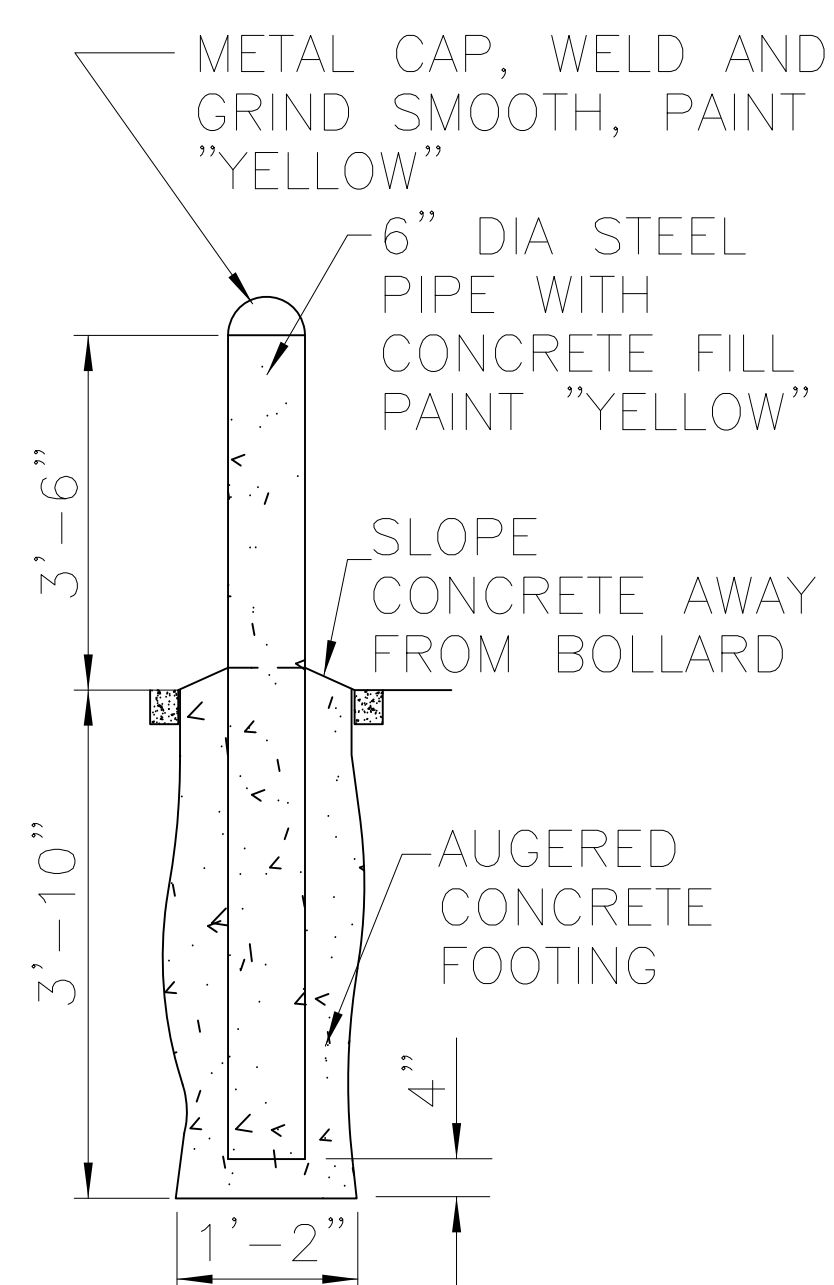
C Street SW Right-Turn Lane Plan Frantz Hobart – Ruffalo Cody City of Cedar Rapids Iowa	DRAWN BY: TPM			
	APPROVED BY: MGD			
	DATE: 3/25/13		NO.	REVISION
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SHEET NO.	C5.2			
OF 15				
FILE NAME	D25113.10			



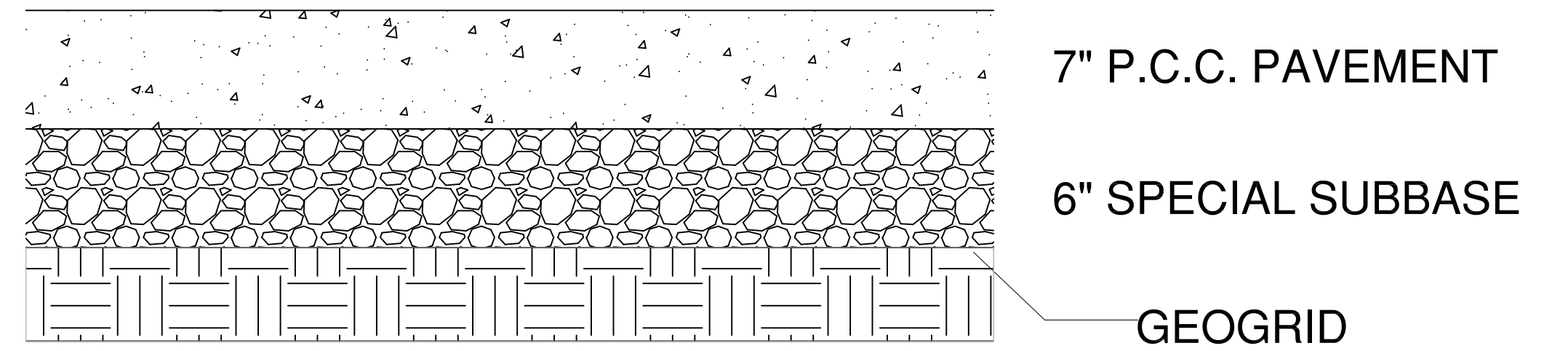
4 **TYPICAL DRIVEWAY CROSS SECTION**
SCALE: NTS



5 **TRENCH DRAIN**
SCALE: NTS

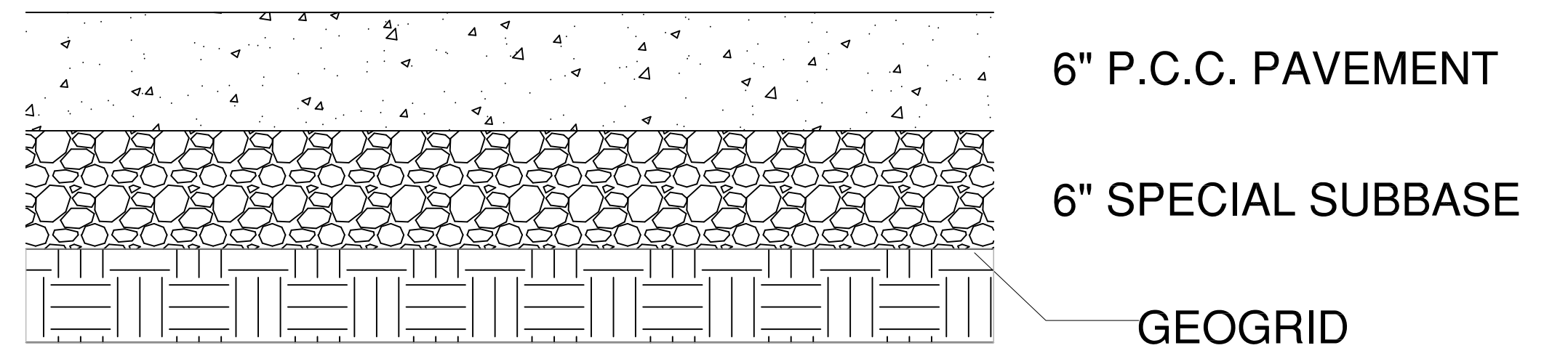


6 **BOLLARDS**
SCALE: NTS



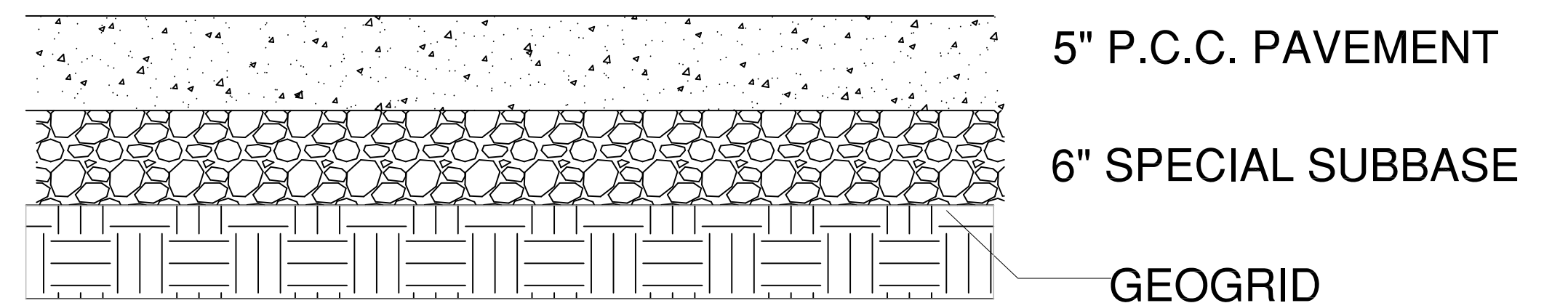
1 **7" P.C.C. PAVEMENT SECTION**
SCALE: NTS

JOINT SPACING:
MINIMUM JOINT SPACING = 12 FEET
TYPICAL JOINT SPACING = 15 FEET
MAXIMUM JOINT SPACING = 20 FEET



2 **6" P.C.C. PAVEMENT SECTION**
SCALE: NTS

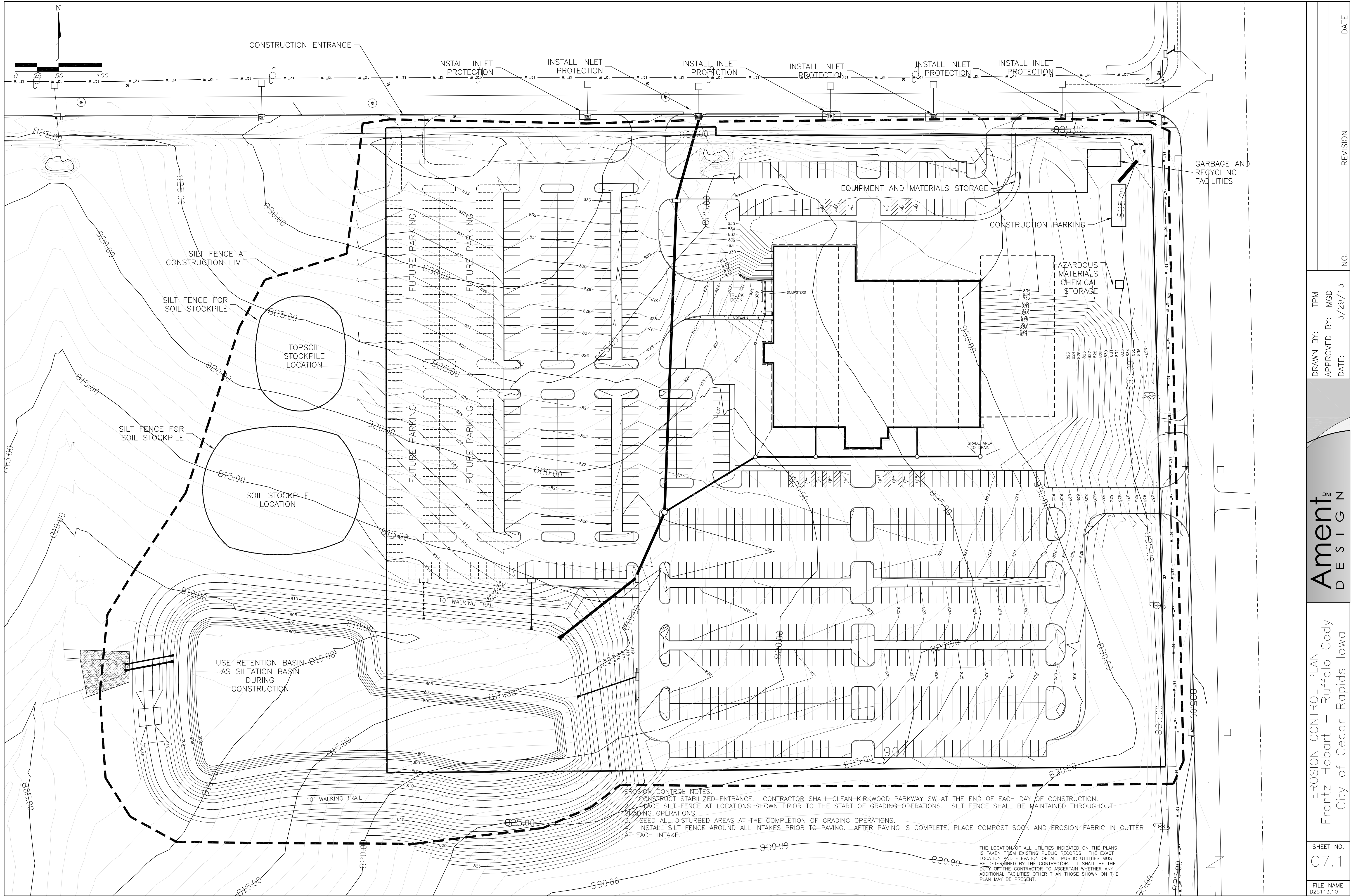
JOINT SPACING:
MINIMUM JOINT SPACING = 10 FEET
TYPICAL JOINT SPACING = 12 FEET
MAXIMUM JOINT SPACING = 18 FEET



3 **5" P.C.C. PAVEMENT SECTION**
SCALE: NTS

JOINT SPACING:
MINIMUM JOINT SPACING = 8 FEET
TYPICAL JOINT SPACING = 10 FEET
MAXIMUM JOINT SPACING = 15 FEET

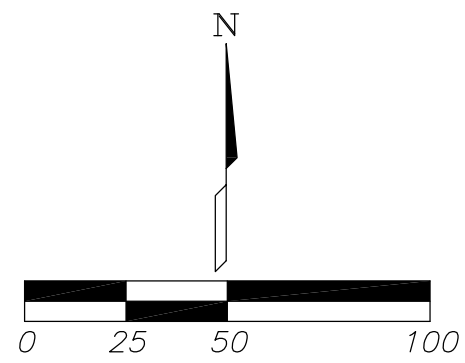
THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS IS TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.



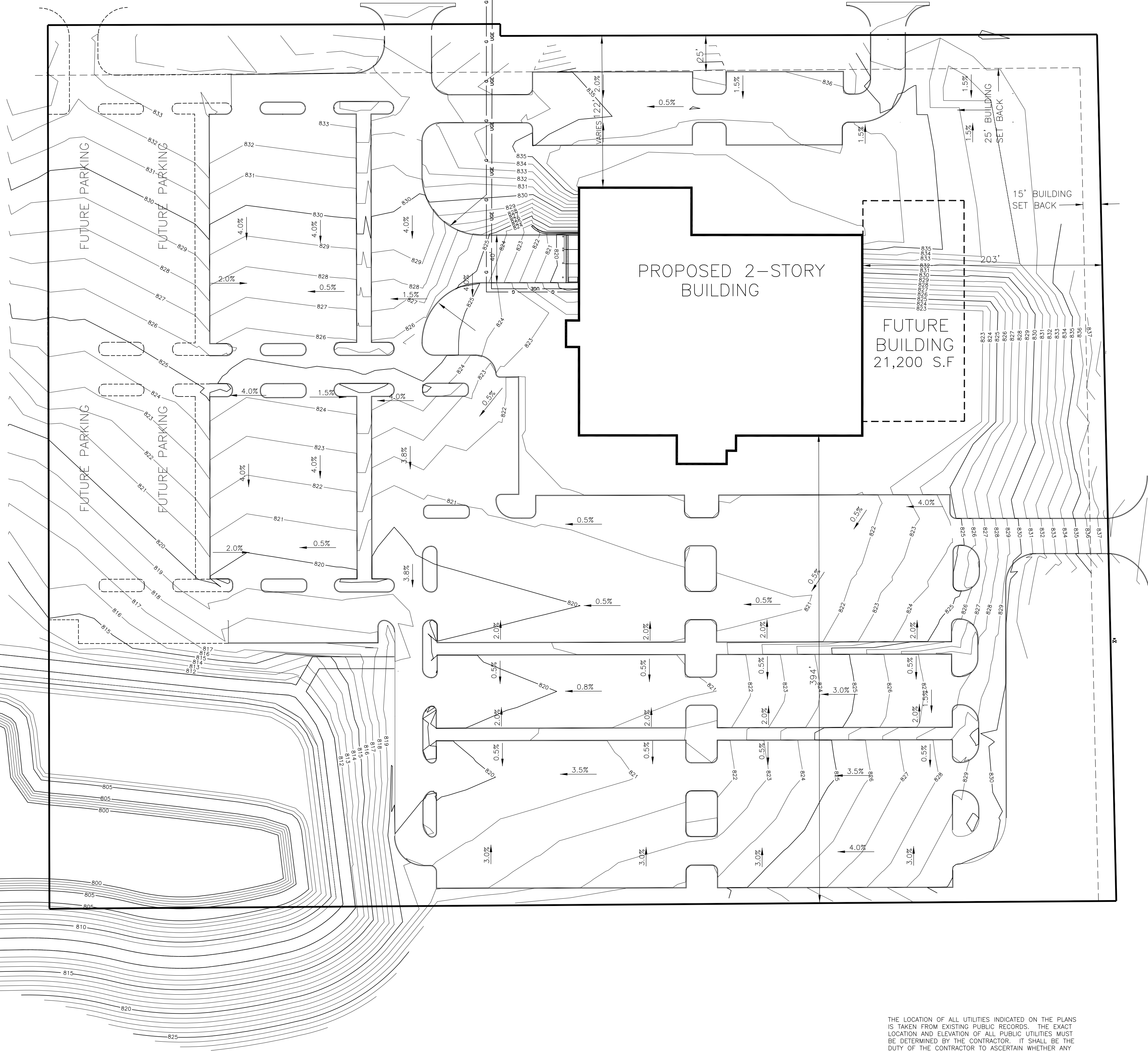
EROSION CONTROL NOTES:
1. CONSTRUCT STABILIZED ENTRANCE. CONTRACTOR SHALL CLEAN KIRKWOOD PARKWAY SW AT THE END OF EACH DAY OF CONSTRUCTION.
2. PLACE SILT FENCE AT LOCATIONS SHOWN PRIOR TO THE START OF GRADING OPERATIONS. SILT FENCE SHALL BE MAINTAINED THROUGHOUT GRADING OPERATIONS.
3. SEED ALL DISTURBED AREAS AT THE COMPLETION OF GRADING OPERATIONS.
4. INSTALL SILT FENCE AROUND ALL INTAKES PRIOR TO PAVING. AFTER PAVING IS COMPLETE, PLACE COMPOST SOCK AND EROSION FABRIC IN GUTTER AT EACH INTAKE.

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EROSION CONTROL PLAN		DRAWN BY: TPM		REVISION		DATE	
Frantz Hobart - Buffalo Cody		APPROVED BY: MCD					
City of Cedar Rapids Iowa		DATE: 3/29/13					
SHEET NO. C7.1		FILE NAME 025113.10					



KIRKWOOD PARKWAY SW



C STREET SW

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Grading Plan
Frantz Hobart — Ruffalo Cody
City of Cedar Rapids Iowa

Ament
DESIGN INC

DRAWN BY: TPM
APPROVED BY: MGD
DATE: 3/29/13

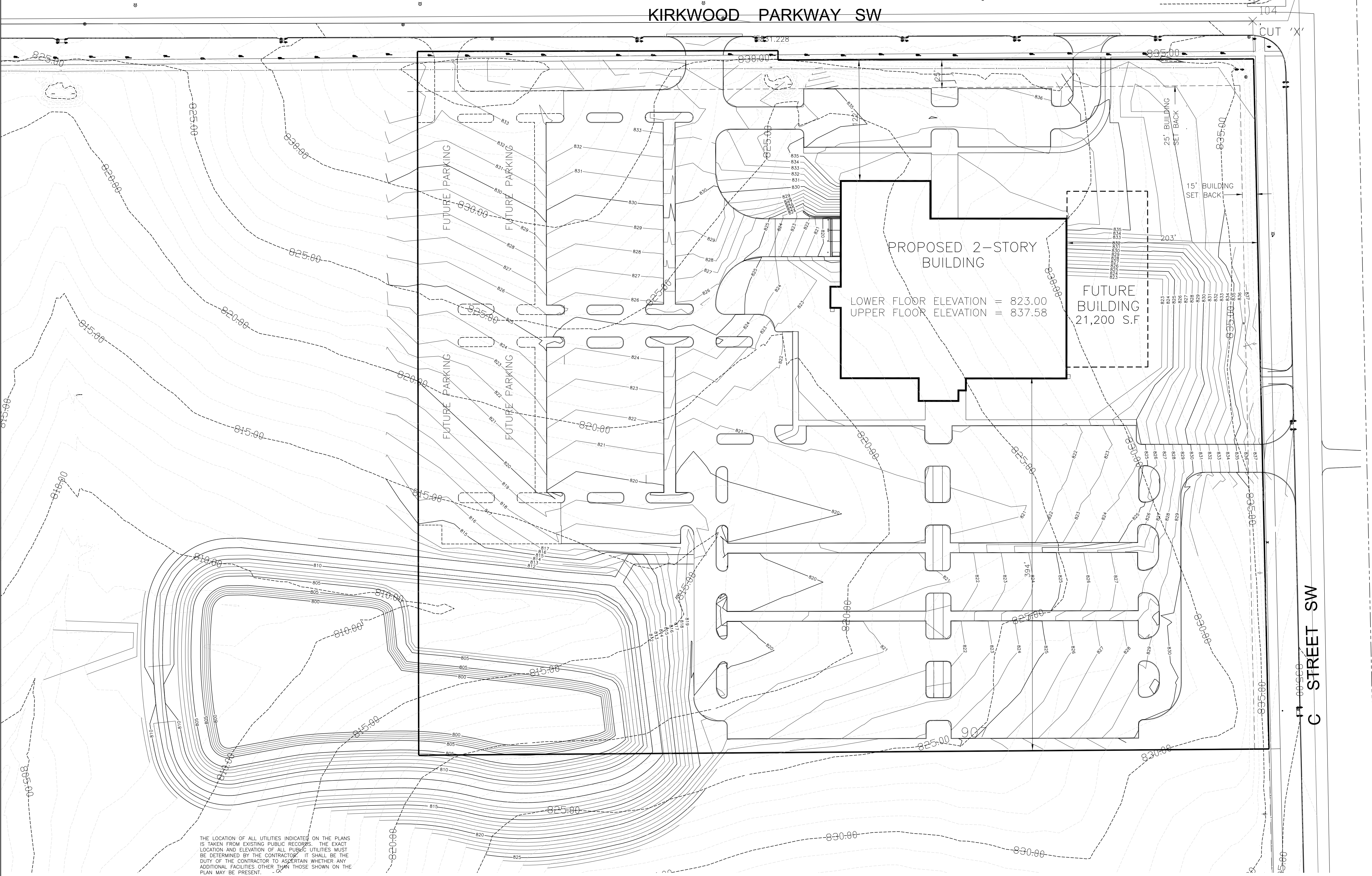
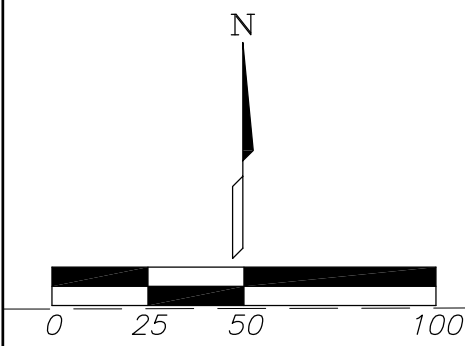
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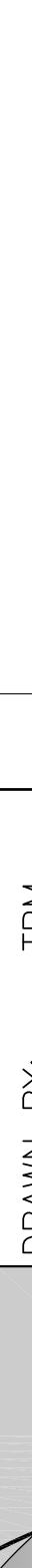
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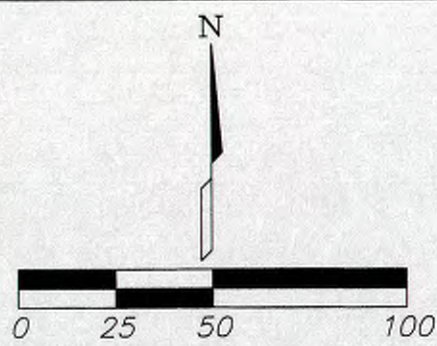
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OF 2

FILE NAME
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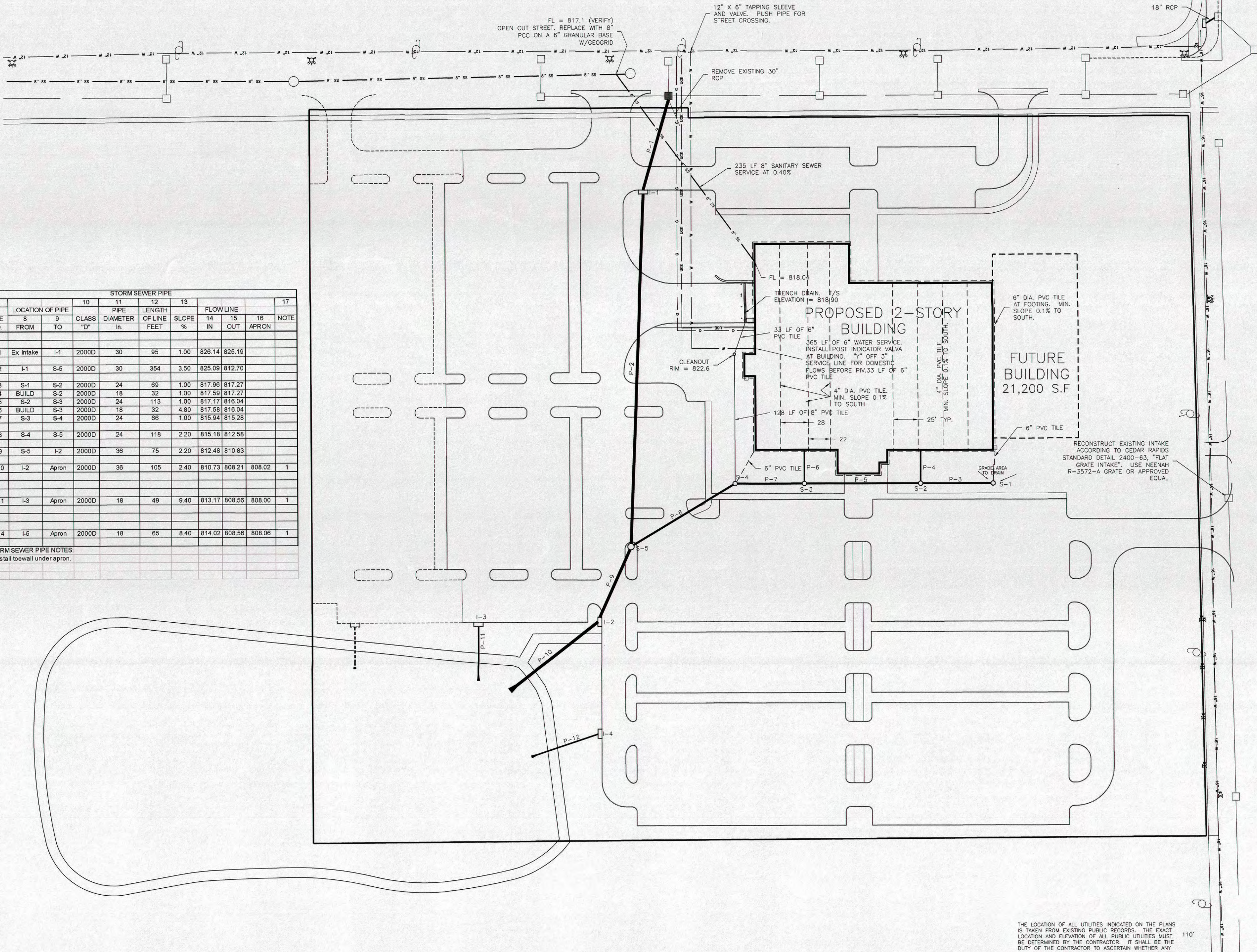


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Contours		 Ament DESIGN	DRAWN BY: TPM		NO.	REVISION	DATE
Frantz Hobart — Ruffalo Cody			APPROVED BY: MGD				
City of Cedar Rapids Iowa			DATE: 4/30/13				
SHEET NO. C8.2 OF 2			FILE NAME 025113.10				



INTAKES AND MANHOLES						STORM SEWER PIPE																					
1	2	3	4	5	6	7	LOCATION OF PIPE		10	11	12	13	FLOW LINE														
NO.	TYPE	FORM GRADE ELEV.	LOWEST FL ELEV.	DEPTH	NOTE	PIPE NO.	8 FROM	9 TO	CLASS "D"	PIPE DIAMETER In.	LENGTH OF LINE FEET	SLOPE %	14 IN	15 OUT	16 APRON						NOTE						
	Existing Intake		826.14		2																						
I-1	Metro RA-5	832.55	826.14	6.4	1	P-1	Ex Intake	I-1	2000D	30	95	1.00	826.14	825.19													
S-1	Beehive Intake	821.76	817.96	3.8	1, 3	P-2	I-1	S-5	2000D	30	354	3.50	825.09	812.70													
S-2	Manhole	822.70	817.17	5.5		P-3	S-1	S-2	2000D	24	69	1.00	817.96	817.27													
						P-4	BUILD	S-2	2000D	18	32	1.00	817.59	817.27													
						P-5	S-2	S-3	2000D	24	113	1.00	817.17	816.04													
S-3	Manhole	822.40	815.94	6.5		P-6	BUILD	S-3	2000D	18	32	4.80	817.58	816.04													
						P-7	S-3	S-4	2000D	24	66	1.00	815.94	815.28													
S-4	Manhole	822.05	815.18	6.9	1																						
						P-8	S-4	S-5	2000D	24	118	2.20	815.18	812.58													
S-5	Manhole	820.76	812.48	8.3	1																						
						P-9	S-5	I-2	2000D	36	75	2.20	812.48	810.83													
I-2	Metro RA-5	818.91	810.63	8.3	1	P-10	I-2	Apron	2000D	36	105	2.40	810.73	808.21	808.02	1											
	Apron																										
I-3	Metro RA-5	817.17	813.17	4.0	1	P-11	I-3	Apron	2000D	18	49	9.40	813.17	808.56	808.00	1											
	Apron																										
I-4	Metro RA-5	819.02	814.02	5.0	1																						
						P-14	I-5	Apron	2000D	18	65	8.40	814.02	808.56	808.06	1											
	Apron																										
INTAKES AND MANHOLE NOTES:						STORM SEWER PIPE NOTES:																					
1. Concrete Fillet Required						1. Install toewall under apron.																					
2. Install new storm sewer pipe in existing intake.																											
3. Neenah R-2564 Casting or approved equal.																											



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Utility Plan

Frantz Hobart - Ruffalo Cody

City of Cedar Rapids Iowa

Drawn By: TPM

Approved By: MGD

Date: 5/3/13

Revision

No.

Date

Sheet No.

C9.1

OF 2

File Name

D25113.10

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PROJECT NOTES

1. GOVERNING BUILDING CODE: 2012 IBC
2. EXISTING CONDITIONS:
- A. DURING CONSTRUCTION, THE CONTRACTOR MAY ENCOUNTER EXISTING CONDITIONS WHICH ARE NOT KNOWN OR ARE AT VARIANCE WITH PROJECT DOCUMENTATION (DISCOVERIES). SUCH CONDITIONS MAY INTERFERE WITH NEW CONSTRUCTION OR REQUIRED PROTECTION AND/OR SUPPORT OF EXISTING WORK DURING CONSTRUCTION OR MAY CONSTITUTE DAMAGE OR DETERIORATION TO STRUCTURAL MATERIALS OR COMPONENTS WHICH COULD JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE BUILDINGS!

- B. 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 BUILDINGS PRIOR TO PROCEEDINGS WITH WORK RELATED TO SUCH DISCOVERIES.

- C. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO COMMENCING CONSTRUCTION OR FABRICATION.

DESIGN DATA

1. ASSUMED ALLOWABLE SOIL PRESSURE, ... 1500 PSF

2. MINIMUM 28-DAY CONCRETE COMPRESSIVE STRENGTH WALLS, SLABS AND PIERS, ... 4000 PSI
FOOTINGS, ... 3000 PSI

3. REINFORCING STEEL:
- A. DEFORMED REINFORCING BARS, ... ASTM A615-60
B. WELDED WIRE FABRIC, ... ASTM A185
C. MASONRY JOINT REINFORCING, ... ASTM A82

4. STRUCTURAL STEEL, ... ASTM A529 STEEL

5. TUBE SHAPES, ... ASTM A500, GRADE B

6. BOLTS, NUTS, AND WASHERS, ... ASTM A325

7. ANCHOR BOLTS, ... ASTM F1554, # 55

8. HANDRAIL, # GUARD POSTS, # SCHED 40 STD, ASTM A553

DESIGN LOADS:

- A. SEISMIC LOADS, SITE CLASSIFICATION, ... C

- B. WIND LOAD:

- REFERENCE WIND VELOCITY, ... 120 MPH

- EXPOSURE CLASSIFICATION, ... C

- IMPORTANCE FACTOR, ... 1.0

- ROOF SNOW LOAD, ... 18 PSF**

- ** SNOW LOADS WERE INCREASED AT POSSIBLE DRIFT AREAS IN ACCORDANCE WITH IBC

D. GRAVITY LOADS:

1. TYPICAL ROOF:

- a. DEAD LOAD, ... 21 PSF

- b. LIVE LOAD, ... 12 PSF

2. FLOOR DEAD LOAD, ... 20 PSF

3. MEP ALLOWANCE, ... 7 PSF

4. FLOOR LIVE LOADS:

- a. LOBBY, ... 100 PSF

- b. SECOND LEVEL CORRIDOR, ... 80 PSF

- c. OFFICE & PARTITION, ... 50 PSF

- d. MAIL ROOM, ... 125 PSF

- e. SECOND FLOOR PATIO, ... 100 PSF

10. LIVE LOAD REDUCTION WAS USED WHERE APPLICABLE BY CODE.

GENERAL NOTES

1. ELEVATIONS GIVEN THIS (0'-0") ARE TO THE TOP UNLESS NOTED OTHERWISE OF BEAMS, COLUMNS, SLABS, LINTELS, ETC.

2. REFER TO THE ARCHITECTURAL, CIVIL, MECHANICAL AND ELECTRICAL DRAWINGS FOR OTHER INFORMATION WHICH COULD AFFECT THE WORK SHOWN ON THE STRUCTURAL PLANS.

3. A GEOTECHNICAL ENGINEERING REPORT HAS BEEN PREPARED BY TERRACON CONSULTANTS (JOB NO. 06195024-01) DATED MAY 14, 2013. SEE GEOTECHNICAL ENGINEERING REPORT FOR APPROVED TYPES AND METHODS OF FOUNDATION, FILL, FOR SUBSURFACE DRAINAGE SYSTEM RECOMMENDATIONS AND FOR ADDITIONAL INFORMATION.

STRUCTURAL TESTING AND SPECIAL INSPECTION NOTES:

1. THE OWNER SHALL RETAIN AN INSPECTION AGENCY TO PROVIDE SPECIAL INSPECTIONS FOR REQUIRED CONSTRUCTION ITEMS AS PER THE INTERNATIONAL BUILDING CODE SECT. 1704 AND LOCALLY ADOPTED BUILDING CODES OR AMENDMENTS.

2. PROVIDE (2) COPIES OF REQUIRED DOCUMENTS TO THE OWNER'S REPRESENTATIVE AND THE ENGINEER.

3. MINIMUM REQUIREMENTS FOR SPECIAL INSPECTION ITEMS IS AS FOLLOWS:

- A. GEOTECHNICAL INSPECTIONS AS DESCRIBED IN THE FOUNDATION NOTES OR GEOTECHNICAL REPORT.

- B. OBSERVATION OF THE TAKING OF THE SPECIMENS FOR SLUMP TESTS, COMPRESSIVE STRENGTH TESTS

- C. CONCRETE INSPECTION SHALL INCLUDE THE PLACEMENT OF REINFORCEMENT, CONCRETE, AND EMBEDDED ITEMS, REINFORCING BAR SIZES, SPACINGS, TIES, AND COVER SHALL BE INSPECTED. THE PLACEMENT, CONSOLIDATION, FINISHING AND CURING OF ALL MAJOR CONCRETE POURS SHALL BE INSPECTED. THE INSTALLATION OF EMBEDDED PLATES OR ANGLES, ANCHOR BOLTS, EPOXY ANCHORS, AND ANCHORS, AND EPOXY ANCHORED BOLTS OR REBARS SHALL BE INSPECTED.

- D. MASONRY INSPECTION SHALL INCLUDE THE PLACEMENT OF REINFORCEMENT AND GROUT, REINFORCING BAR SIZES, SPACINGS AND LAPS SHALL BE INSPECTED. GROUT MIXING AND INSTALLATION SHALL BE INSPECTED.

- E. FIELD WELDING INSPECTIONS SHALL INCLUDE VISUAL INSPECTION OF ALL CONNECTIONS RELATING TO STRUCTURAL STEEL, STEEL JOISTS, AND METAL DECKING. THE WELDER'S CERTIFICATION SHALL BE VERIFIED.

- F. FIELD BOLTING INSPECTIONS SHALL INCLUDE VISUAL INSPECTION OF THE CONNECTIONS RELATING TO STRUCTURAL STEEL, STEEL JOISTS.

4. THE CONSTRUCTION INSPECTORS SHALL OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS. THE INSPECTORS ARE NOT INSPECTING FOR OSHA COMPLIANCE AND/OR TEMPORARY CONSTRUCTION METHODS, SUCH AS BRACING. FULL TIME INSPECTION IS NOT REQUIRED.

5. INSPECTION IS NOT REQUIRED FOR WORK PROVIDED BY OTHERS (SUCH AS PRE-ENGINEERED METAL BUILDINGS) OR FOR WORK PERFORMED AT THE OFF SITE FABRICATION SHOPS, PROVIDED THE FABRICATOR IS REGISTERED WITH AND IS APPROVED BY THE BUILDING OFFICIAL.

6. REFER TO PROJECT SPECIFICATIONS AND THE DRAWINGS FOR MATERIAL, TESTING REQUIREMENTS, COMPLY WITH SECTION 0540 OF THE SPECIFICATIONS.

7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT ALL STRUCTURAL WORK FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY STRUCTURAL INSPECTION PROVIDED BY OTHERS DOES NOT RELIEVE THE CONTRACTOR OF THIS RESPONSIBILITY.

8. THE CONTRACTOR SHALL RETAIN A CONCRETE TESTING AGENCY.

9. PER ACI 318 REQUIREMENTS, THE FOLLOWING SAMPLING SCHEDULE SHOULD BE FOLLOWED FOR EACH CLASS OF CONCRETE:

- OBTAIN A SET OF TEST CYLINDERS,

- A. ONCE EACH DAY A GIVEN CLASS IS PLACED, NOR LESS THAN

- B. ONCE FOR EACH 150 YD3 OF EACH CLASS PLACED EACH DAY, NOR LESS THAN

- C. ONCE FOR EACH 5000 FT2 OF SLAB OR WALL SURFACE PLACED EACH DAY.

- A MINIMUM OF 5 STRENGTH TESTS IS REQUIRED FOR EACH CLASS OF CONCRETE, UNLESS THE TOTAL QUANTITY OF THE CLASS IS LESS THAN 50 YD3. A STRENGTH TEST IS THE AVERAGE OF EITHER 2 OR 3 TEST CYLINDERS, DEPENDING ON THE SIZE OF THE CYLINDER TAKEN.

GENERAL CONCRETE NOTES

1. DESIGN, MATERIAL, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS, UNLESS NOTED:

2. ACI 318-II, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"

3. ACI 315, "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT"

4. ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR DETAILING"

5. CRSI, "RECOMMENDED PRACTICES FOR PLACING REINFORCING BARS"

6. UNDERGROUND PIPING AND ELECTRICAL ITEMS SHALL BE INSTALLED PRIOR TO CASTING OF FOUNDATIONS AND GROUND FLOOR SLABS, UNLESS NOTED.

7. CONSTRUCTION

- A. CONCRETE SHALL BE READY-MIX, MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C-44.

- B. HOT WEATHER REQUIREMENTS SHALL COMPLY WITH ACI 305 AND COLD WEATHER REQUIREMENTS SHALL COMPLY WITH ACI 306.

- C. FORM WORK SHALL BE IN ACCORDANCE WITH ACI 347.

- D. REINFORCEMENT SHALL BE PLACED IN ACCORDANCE WITH CRSI "MANUAL OF STANDARD PRACTICE."

- E. CONCRETE SHALL BE PLACED IN ACCORDANCE WITH ACI 310, CHAPTER 5.

CONCRETE SLABS AND MISCELLANEOUS

1. ALL SLABS SHALL BE REINFORCED WITH 6x6x14x14 WIRE, UNLESS NOTED OTHERWISE.

2. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DETAILS OF DERESSED SLABS AND NON-BEARING MASONRY WALLS.

3. PROVIDE (2) #5 EACH SIDE OF OPENINGS (12" OR OVER) IN SUPPORTED SLABS, 4"-0" LONGER THAN OPENING.

4. CONSTRUCTION JOINTS IN SLABS ON GRADE SHALL BE KEPT OR THE REINFORCING EXTENDED THRU THE JOINT.

5. SLAB-ON-GRADE SHALL BE CONSTRUCTION AND/OR CONTROL JOINTED SO THAT AN AREA BOUNDED BY JOINTS DOES NOT EXCEED 600 SQUARE FEET OR EXTEND MORE THAN 30 FEET IN ANY DIRECTION. JOINTING SHALL BE AS SHOWN ON THE FOUNDATION PLAN. C-J, INDICATES CONTROL OR CONSTRUCTION JOINTS AS DESIRED OR REQUIRED; CONTROL JOINTS SHALL BE TOOLED OR SAW CUT TO 1/4 THE SLAB THICKNESS AND FILLED WITH SEALANT. SAW CUT JOINTS SHALL BE CUT NOT LESS THAN 8 NOR MORE THAN 24 HOURS AFTER SLAB REPLACEMENT.

- CONSTRUCTION JOINTS SHALL BE KEPT WITH BEVELED 1 X 2 AND SHALL BE PLACED AT ENDS OF POURS, EXPANSION JOINTS (E-J) SHALL CONTAIN 1/2" THICK EXPANSION JOINT MATERIAL FULL DEPTH AND FILLED AT TOP WITH SEALANT.

6. CONCRETE COVER FOR SLAB OR STAIR REINFORCING SHALL BE 3/4" FOR SLABS NOT EXPOSED TO EARTH OR WEATHER, AND 1 1/2" WHERE DIRECTLY EXPOSED TO EARTH OR WEATHER.

7. VERIFY SIZE AND LOCATION OF MECHANICAL OPENINGS.

8. VERIFY SIZE AND LOCATION OF PLATFORMS, CURBS OR PADS WITH MECHANICAL CONTRACTOR.

9. CONCRETE SLABS ON GRADE SHALL MEET FF35/FL20 TOLERANCES.

10. ELEVATED CONCRETE SLABS SHALL MEET FF35 TOLERANCES

FOOTINGS AND WALLS

1. UNLESS NOTED OTHERWISE, ALL FOOTINGS SHALL BE CENTERED UNDER THE COLUMNS OR WALLS.

2. LAP REINFORCING 24 DIAMETERS (MIN) AT SPLICES, UNLESS NOTED OTHERWISE.

3. CONCRETE WALLS SHALL BE DONKELED TO THE FOOTINGS, REFER TO THE DRAWINGS.

4. AT THE INTERSECTION OF CONCRETE WALLS, PROVIDE CORNER BARS THE SAME SIZE AND SPACING AS THE WALLS.

5. CONCRETE PILASTERS IN CONCRETE WALLS SHALL BE BUILT MONOLITHICALLY WITH THE WALLS. PROVIDE REINFORCING CORES AS SHOWN ON THE DRAWINGS.

6. ALL EXTERIOR PEDESTRIAN DOORS SHALL HAVE STOOPS PER DETAIL ON 15/54-2. REFER TO THE ARCHITECTURAL PLAN FOR DOOR LOCATIONS.

REINFORCING SCHEDULE NOTES:

1. WHERE OPENINGS IN WALLS OCCUR, PLACE 2-#5 BARS ON EACH SIDE AND IN EACH FACE OF WALL EXTENDING 2'-0" BEYOND FINISHING. PLACE 2-#5 BARS X 4'-0" LONG DIAGONALLY IN EACH FACE OF WALL AT EACH CORNER OF OPENING.

EPICORE MSR METAL FLOOR DECK

1. METAL FLOOR DECK SHALL CONFORM TO THE AISI, SPECIFICATION FOR THE DESIGN OF LIGHT GAGE COLD FORMED STRUCTURAL STEEL MEMBERS AND THE STEEL DECK INSTITUTE'S DESIGN REQUIREMENTS.

2. METAL FLOOR DECK SHALL BE EPICORE 35 - 18 GA. AS INDICATED ON PLAN, BONDING-TYPE, WITH SUFFICIENT INTEGRAL LOCKING LUGS FOR COMPOSITE ACTION WITHOUT VERTICAL OR HORIZONTAL SEPARATION. THE COMPOSITE FLOOR SLAB SHALL BE CAPABLE OF SUPPORTING SUPERIMPOSED LOADS IN ADDITION TO DEAD LOADS WITHOUT EXCEEDING THE FLEXURAL STRESS OF 1850 PSI IN CONCRETE AND 20,000 PSI IN THE METAL FLOOR DECK. DEFLECTION SHALL NOT EXCEED SPAN/360 UNDER FULL LIVE AND SUPERIMPOSED LOADS. DEAD LOAD DEFLECTION INCLUDING 20 PSF CONSTRUCTION LIVE LOAD, SHALL NOT EXCEED SPAN/180.

3. METAL FLOOR DECK SHALL BE CONTINUOUS OVER A MINIMUM OF THREE SPANS, UNO, ON PLAN, AND SHALL BE WELDED TO THE SUPPORTS AT UNIT ENDS AND AT INTERMEDIATE SUPPORTS. WELDS SHALL BE 3/4 INCH DIAMETER PUDDLE WELDS AT 24/3 PATTERN, SIDE LAP FASTENERS SHALL BE #12 TEK SCREWS AT 12" O.C., PERIMETER FASTENERS AT STRUCTURAL STEEL MEMBERS SHALL BE 3/4 INCH DIAMETER PUDDLE WELDS @ 8" O.C.

4. PROVIDE CONTINUOUS SCREED ANGLE AT ALL SLAB EDGES WHERE THERE IS NO CONTINUOUS STEEL ANGLE. ALL SCREED ANGLES SHALL BE INSTALLED WITH TIEBACK ANCHORS DESIGNED TO RESIST LATERAL PRESSURE OF WET CONCRETE.

MASONRY NOTES

1. MASONRY CONTRACTOR IS RESPONSIBLE FOR PROVIDING NECESSARY SHORING AND BRACING TO MAINTAIN WALL, SHAPE, LINE AND DIMENSIONS IN CONFORMANCE WITH DRAWINGS, AGAINST WIND AND CONSTRUCTION LOADS.

2. PROVIDE LINTELS OVER ALL OPENINGS AND RECESSES IN MASONRY WALLS. REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF ALL OPENINGS AND RECESSES.

3. UNLESS OTHERWISE DETAILED OR SPECIFIED, ALL LINTELS SHALL HAVE A MINIMUM BEARING OF 8" EACH END.

4. MASONRY SHALL COMPLY WITH ACI 530-05/ASCE 5-05 "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES"

5. ALL CONCRETE BLOCK SHALL COMPLY WITH ASTM C40, TYPE I, NORMAL WEIGHT, 3750 PSI MODULAR SIZE WITH AN FN +2500 PSI.

6. ALL MASONRY UNITS SHALL BE PLUMB, TRUE LEVEL, AND ACCURATELY SPACED WITH HEAD AND BED JOINTS FULL AND UNIFORMED.

7. ALL CUTS IN EXPOSED FACES OF CONCRETE BLOCK SHALL BE BY A MASONRY SAW.

8. PROVIDE CONTINUOUS HORIZONTAL JOINT REINFORCING AT 16" O.C., IN ALL MASONRY WALLS. USE WELDED WIRE UNITS PREFABRICATED IN STRAIGHT LENGTHS OF NOT LESS THAN 12'-0" WITH MATCHING CORNER AND INTERSECTION UNITS. LAP UNITS NOT LESS THAN 6" AT ENDS. FABRICATE FROM COLD DRAWN STEEL WIRE, ASTM A62, WITH DEFORMED SIDE RODS AND FLAIN CROSS-RODS AND A UNIT WIDTH OF 1 1/2" TO 2" LESS THAN THE THICKNESS OF WALL. FOR INTERIOR EXPOSURES, FABRICATE UNITS FROM MILL-GALVANIZED WIRE. FOR EXTERIOR EXPOSURES, FABRICATE UNITS FROM HOT-DIPPED GALVANIZED WIRE WITH 0.8 OZ. ZINC COATING COMPLYING WITH ASTM A16, CLASS 3.

9. PROVIDE VERTICAL CONTROL JOINTS IN MASONRY WALLS WHERE SHOWN ON THE DRAWINGS. REINFORCE CONTROL JOINTS WITH DUR-O-WALL RAPID CONTROL JOINT RUBBER COMPOUND OR EQUAL.

10. MATERIALS FOR TYPE S MORTAR AND GROUT:

- PORTLAND CEMENT, ASTM C150, TYPE I OR TYPE III

- FINE AGGREGATE, ASTM C33 OR C404, SIZE NO. 1

- COARSE AGGREGATE, ASTM C404, SIZE NO. 8 OR 14

- MIX MORTAR AND GROUT IN CONFORMANCE WITH ASTM C416, PER VOLUME SPECS.

12. SUPPORT AND SECURE VERTICAL REINFORCING AGAINST DISPLACEMENT. PROVIDE CLEAR DISTANCE OF 1 BAR DIAMETER, OR 1" BETWEEN BARS PLACED IN WALLS. CLEAR DISTANCE FOR COLUMN OR PIER REINFORCING SHALL BE 1 1/2 BAR DIAMETERS OR 1 1/2". PROVIDE 24 BAR DIAMETERS LAP FOR VERTICAL REINFORCING.

13. LAY-UP AND SECURE MASONRY WALLS TO MAINTAIN VERTICAL CONTINUITY OF CORES THAT ARE TO BE REINFORCED OR GROUTED. KEEP CAVITIES FREE OF MORTAR. SOLIDLY BOND KEYS OF CONCRETE.

- MASONRY UNITS IN MORTAR WHERE ADJACENT TO REINFORCED CORES OR CELLS.

14. USE "FINE GROUT" FOR CAVITIES OR SPACE LESS THAN 4" IN EACH HORIZONTAL DIRECTION USE "COARSE GROUT" FOR SPACE MORE THAN 4". USE CONCRETE FILL FOR SPACES LARGER THAN 10".

15. CONTRACTOR SHALL USE THE (HIGH-LIFT) GROUTING TECHNIQUE. HIGH-LIFT GROUTING

- DO NOT USE HIGH-LIFT GROUTING TECHNIQUES UNLESS MINIMUM CAVITY DIMENSION IS 3" OR LARGER. PROVIDE CLEAN-OUT HOLES IN FIRST COURSE AT ALL VERTICAL CELLS WHICH ARE TO BE FILLED WITH GROUT. CONSTRUCT MASONRY TO MAXIMUM HEIGHT OF 10'-0".

- PLACE VERTICAL WALL REINFORCING BEFORE GROUTING AND BEFORE OR AFTER LAYING MASONRY UNITS AS REQUIRED BY JOB CONDITIONS. THE VERTICAL REINFORCING TO DOVELS AT BASE OF MASONRY WHERE SHOWN. SUPPORT VERTICAL REINFORCING AT INTERVALS NOT EXCEEDING 160 BAR DIAMETERS.

- WHERE INDIVIDUAL BARS ARE PLACED AFTER LAYING MASONRY, PLACE WIRE LOOPS EXTENDING INTO CELLS AS MASONRY IS LAID AND LOOSEN BEFORE MORTAR SETS. AFTER INSERTION OF REINFORCING BAR, FULL LOOPS AND BAR TO PROPER POSITION AT THE FREE ENDS.

- WHERE REINFORCING IS PREFABRICATED INTO CAGE UNITS BEFORE PLACING, FABRICATE UNITS WITH VERTICAL REINFORCING BARS AND LATERAL TIES OF THE SIZE AND SPACING SHOWN.

- PRIOR TO GROUTING, REMOVE DUST, DIRT, MORTAR DROPPINGS, LOOSE PIECES OF MASONRY AND OTHER FOREIGN MATERIALS FROM GROUT SPACES AND CLEAN TOP SURFACE OF STRUCTURAL MEMBERS.

- SUPPORTING MASONRY. CLOSE CLEAN OUT HOLES AND BRACE CLOSURES TO RESIST GROUT PRESSURES.

- DO NOT PLACE GROUT UNTIL ENTIRE HEIGHT OF MASONRY TO BE GROUTED HAS ATTAINED SUFFICIENT STRENGTH TO RESIST GROUT PRESSURES.

- ALL MASONRY SHALL BE REINFORCED WITH BOTH HORIZONTAL AND VERTICAL REINFORCEMENT. ALL BLOCK CELLS WITH REINFORCEMENT SHALL BE GROUTED FULL USING CONCRETE GROUT. CELLS SHALL BE ALIGNED TO PRESERVE UNOBSTRUCTED VERTICAL CAVITIES OF 2" X 3" MINIMUM. USE 2000 PSI GROUT.

MASONRY SCHEDULE NOTES:

- A. SPECIAL VERTICAL BARS OF MATCHING WALL SIZE SHALL BE PLACED AT CORNERS AND JAMES OF ALL OPENINGS.

18. PROTECT MASONRY AGAINST FREEZING WHEN THE TEMPERATURE OF THE SURROUNDING AIR IS 40° F AND FALLING. COMPLY WITH THE NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA) TEK BULLETIN 16, "COLD WEATHER CONCRETE MASONRY CONSTRUCTION."

LINTEL NOTES

1. STEEL LINTELS FOR ALL OPENINGS, MINIMUM LINTELS SHALL BE FOR EACH 4" MASONRY WIDTH (1/4 L 3 1/2 X 3 1/2 X 5/16 FOR SPANS UP TO 4'-0" (1/4 L 4 X 3 1/2 X 3/16 FOR SPANS UP TO 6'-0", UNLESS NOTED OTHERWISE.

2. ALL LINTELS THAT ARE BACK-TO-BACK SHALL BE WELDED TOP & BOTTOM.

STRUCTURAL STEEL

1. CONTRACTOR SHALL PROVIDE TEMPORARY GUY LINES AND BRACING TO ACHIEVE PROPER ALIGNMENT OF THE STEEL AND TO RESIST WIND AND CONSTRUCTION LOADS AS THE BUILDING IS BEING ERECTED.

2. ALL CONNECTIONS NOT OTHERWISE DETAILED OR NOTED SHALL BE DESIGNED, FABRICATED, AND ERECTED AS A STANDARD CONNECTION IN ACCORDANCE WITH THE LATEST EDITION OF THE AISI MANUAL OF STEEL CONSTRUCTION AND STRUCTURAL STEEL DETAILING MANUAL.

3. NON-SHRINK NON-METALLIC GROUT SHALL BE USED BENEATH ALL BEAM & COLUMN BEARING PLATES.

- 3A. NON-SHRINK GROUT SHALL BE A NON-METALLIC PREMIXED FORMULATION "EMBECCO 885" BY MASTER BUILDERS, OR APPROVED EQUIVALENT

4. ALL BOLTS SHALL BE HIGH STRENGTH 3/4" IN DIAMETER CONFORMING TO ASTM A325. PROVIDE STIFFENERS, DOUBLE PLATES AND REINFORCING TO ADEQUATELY DESIGN AND FABRICATE ALL CONNECTIONS. WELDING SHALL BE PER WELDING CODE, AWS D11 LATEST EDITION AND SHALL BE PERFORMED BY CERTIFIED WELDERS ONLY.

5. ALL STRUCTURAL STEEL WILL HAVE TWO SHOP PRIME COATS OF PAINT APPLIED PRIOR TO DELIVERY TO THE JOB SITE. PAINT SHALL BE FABRICATOR STANDARD RUST INHIBITIVE PRIMER. ALL AREAS OF STRUCTURAL STEEL MEMBERS IN WHICH THE PRIME SURFACE IS DAMAGED DURING CONSTRUCTION SHALL BE TOUCHED UP WITH LIKE PRIMING MATERIAL.

6. ALL BEAMS BEARING ON MASONRY WALLS SHALL BE BOLTED W/2 1/2" # 12" BOLTS THAT ARE GROUTED INTO MASONRY, UNO.

7. PROVIDE WELD PLS UNDER JOISTS AND CHANNELS @ MASONRY WALLS.

8. FIELD CONNECTIONS FOR RURLINS, GIRTS, HANDRAIL, DOOR FRAMES AND ALL OTHER FIELD CONNECTIONS SHALL BE MADE WITH HIGH STRENGTH BOLTS. FIELD WELDING WILL BE ALLOWED ONLY WHERE NOTED ON DESIGN DRAWINGS.

9. FRAMED BEAM CONNECTIONS, SHOP AND FIELD, SHALL PROVIDE THE MAXIMUM CAPACITY POSSIBLE FOR THE GIVEN BEAM AS AVAILABLE FROM STANDARD DETAILS SHOWN IN THE AISI MANUAL, UNLESS THE REACTIONS AND MOMENTS ARE NOTED OR THE CONNECTION IS DETAILED ON THE DESIGN DRAWINGS. ALL BOLTED CONNECTIONS SHALL BE COMPOSED OF AT LEAST (2) BOLTS.

10. BRACING CONNECTIONS SHALL BE DESIGNED FOR FORCES SHOWN ON THE DESIGN DRAWINGS OR 50% OF THE TENSION CAPACITY OF THE MEMBER, WHICHEVER IS GREATER, USING (2) BOLTS MINIMUM ON EACH GAGE LINE. ALL "X" BRACING SHALL BE BOLTED AT INTERSECTIONS WITH (1) BOLT MINIMUM FOR ANGLES AND (2) BOLTS MINIMUM FOR TEES.

11. ALL HIGH STRENGTH BOLTED CONNECTIONS SHALL BE BEARING TYPE WITH THROUGH END PLATES IN THE SHEAR PLANE AND WITH STANDARD HOLES, UNLESS NOTED.

12. GUSSET PLATES SHALL BE 3/8" THICK MINIMUM UNLESS NOTED. OVERHANGING CORNERS SHOULD BE NEATLY CLIPPED.

13. ONE-SIDED CONNECTIONS FOR BEAMS SHALL NOT BE USED UNLESS CALLED FOR ON THE DESIGN DRAWINGS OR AS APPROVED BY A REGISTERED STRUCTURAL ENGINEER.

14. ALL VERTICAL BRACING AND KNEE BRACES SHALL BE ON COLUMN CENTER LINES, UNLESS NOTED.

15. STAIRS AND LADDERS SHALL COMPLY WITH THE DESIGN DRAWINGS AND SHALL BE SHOP ASSEMBLED WHERE SHIPPING AND ERECTION WILL PERMIT.

16. HANDRAIL SHALL COMPLY WITH THE DESIGN DRAWINGS. RAILS SHALL BE 1/2" NOMINAL DIAMETER SCH. 40 CARBON STEEL PIPE AND ALL POSTS SHALL BE HSS 2 X 2 X 1/8 CARBON STEEL TUBING, UNLESS NOTED. TOE PLATE SHALL BE 4" X 1/4" X ASTM A36 UNLESS NOTED.

17. ALL STEEL WILL BE GALVANIZED ACCORDING TO GALVANIZING STRUCTURAL STEEL AND MISCELLANEOUS STEEL SPEC. NO. 555, UNLESS NOTED.

18. ALL DAMAGE TO GALVANIZED ITEMS SHALL BE REPAIRED IN ACCORDANCE WITH SPEC. NO. 555.

19. ALL GRATING AND GRATING STAIR TREADS SHALL BE GALVANIZED STEEL (ASTM A564 AND ASTM A123) RECTANGULAR WELDED-TYPE, BEARING BARS SPACED 1 3/8" O.C., CROSS BARS SPACED 4" O.C. SIZE OF BEARING BARS SHALL BE 1/4" X 3/16". SERRATED BEARING BARS SHALL BE USED ON SLOPES AND ELSEWHERE AS SPECIFIED ON THE DESIGN DRAWINGS. A NON-SLIP, ABRASIVE TYPE NOSING (1" MIN. WIDTH) SHALL BE PROVIDED ACROSS THE HEAD OF ALL STAIR RUNS AND ACROSS THE LEADING EDGE OF ALL STAIR TREADS. EDGES OF GRATING, OPENINGS AND CUT-OUTS IN GRATING SHALL BE Banded WITH TOE PLATES IN ACCORDANCE WITH THE DESIGN DRAWINGS, UNLESS NOTED. ALL GRATING SHALL BE FASTENED TO ALL SUPPORT STEEL WITH GALVANIZED SADDLE CLIPS AND 1/4" # 6 SELF DRILLING AND SELF TAPPING STAINLESS STEEL SCREWS. PROVIDE A MINIMUM OF TWO CLIPS PER PANEL AT EACH SUPPORT. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT WRITTEN APPROVAL OF THE ENGINEER OF RECORD. MINIMUM BEARING ON SUPPORT STEEL SHALL BE 1 1/2", UNLESS NOTED.

20. ALL FLOOR PLATE SHALL BE RAISED PATTERN CARBON STEEL PLATE CONFORMING TO ASTM A36 WITH AN ALLOWABLE BENDING STRESS OF 22,000 PSI. ALL FLOOR PLATE SHALL BE FASTENED TO SUPPORT STEEL WITH 3/8" # 6 COUNTER SINK SELF TAPPING SCREWS AT 18" O.C. SHOP DRILL PLATE AND FIELD DRILL BEAMS TO MATCH MINIMUM BEARING ON SUPPORT STEEL SHALL BE 1 1/2", UNLESS NOTED.

21. ALL IRON CASTINGS FOR GRATES, GRATING, COVERS, LIDS, STEPS AND OTHER IRON CASTINGS SHALL CONFORM TO ASTM A48, UNLESS SPECIFIED OTHERWISE ON THE DESIGN DRAWINGS. ALL IRON CASTING SHALL BE MANUFACTURED BY NEEHAH FOUNDRY COMPANY OR APPROVED EQUAL.

22. STEEL BEAMS WITH RESIDUAL CHAMBER RESULTING FROM MILL FABRICATION OR ROLLING SHALL BE SHOP FABRICATED AND ERECTED SUCH THAT THIS RESIDUAL CHAMBER CONTRACTS DEFLECTION.

23. ALL CONNECTION BOLTING IS TO BE WITH 3/4" DIAMETER A325-X BOLTS UNLESS NOTED OTHERWISE. BOLTS NEED ONLY BE TIGHTENED TO THE SNUG-TIGHT CONDITION. THE SNUG-TIGHT CONDITION IS DEFINED AS THE TIGHTNESS ATTAINED BY A FLEX IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF A MAN USING AN ORDINARY SPUD WRENCH.

24. EXPANSION ANCHORS ARE TO BE HILT CONCRETE ANCHORS AS MANUFACTURED BY HILT FASTENING SYSTEMS OF TULSA, OKLAHOMA OR APPROVED EQUIVALENT. INSTALL ANCHORS WITH EMBEDMENT DEPTHS INDICATED IN THE PRODUCT SPECIFICATIONS.

25. STUD ANCHORS ARE TO BE NELSON STUDS OR EQUAL.

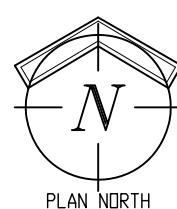
27. ALL WELDING OF NEW STEEL IS TO BE WITH E70XX ELECTRODES.

28. UNLESS NOTED OTHERWISE, THE MINIMUM CONNECTION PLATE THICKNESS SHALL BE 5/16". THE MINIMUM WELD 3/16", AND THE MINIMUM DESIGN LOAD ON ANY CONNECTION 10 KIPS.

METAL ROOF DECK

1. METAL ROOF DECK SHALL CONFORM TO AISI SPECIFICATION FOR THE DESIGN OF LIGHT GAGE COLD-FORMED STRUCTURAL STEEL MEMBERS AND THE STEEL DECK INSTITUTE'S DESIGN REQUIREMENTS.

2. METAL ROOF DECK SHALL BE 1/2" DEEP, 20 GAGE MINIMUM. GALVANIZED, WIDE RIB TYPE WITH A FLAT TOP SURFACE WITHOUT STIFFENERS AND INDENTATIONS. METAL ROOF DECK SHALL BE



MORNING
STREET
TRUST
RADIO



**DESIGN
ENGINEERS**

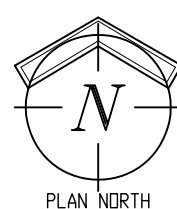
Ruffalo CODY

1025 KIRKWOOD PARKWAY SW
CEDAR RAPIDS, IOWA

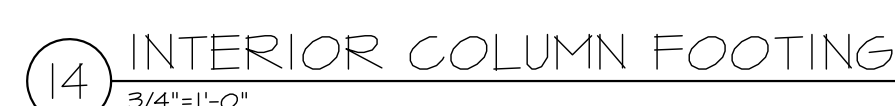
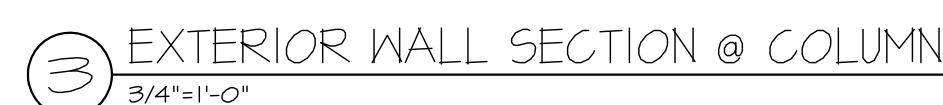
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DRAWN CDC CHECKED SMD DATE 08-14-2013 JOB NO. 12008 DRAWING NAME LOWER LEVEL FOUNDATION PLAN	

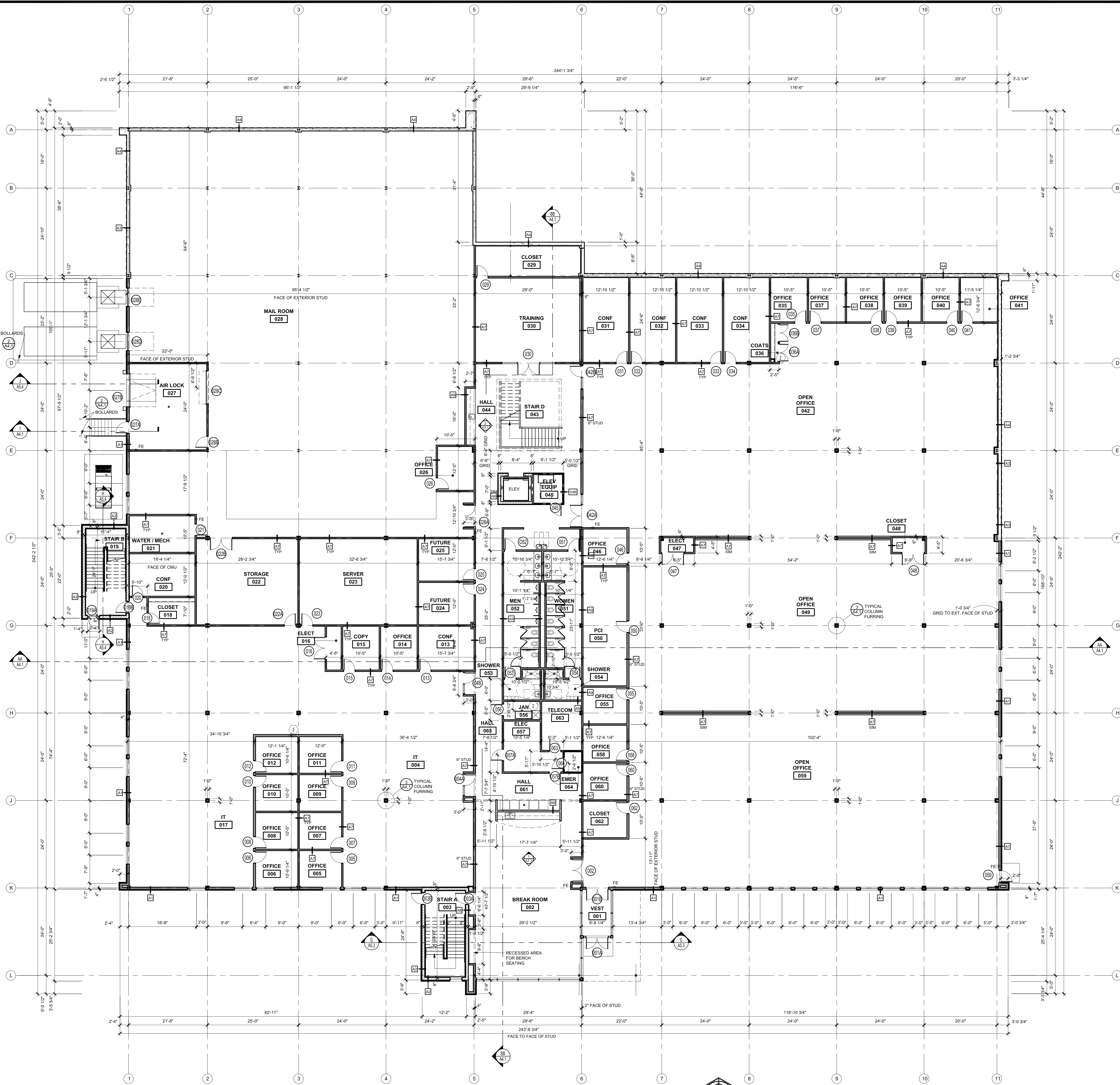
SHEET
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SHEET
S2.0





LOWER FLOOR PLAN

3/32" = 1'-0"



352 STATIONS
39 SUPERVISORS

WALL LEGEND

- TYPICAL INTERIOR WALL: NO INSULATION- SEE WALL TYPE SCHEDULE.
- TYPICAL SOUND RATED INTERIOR WALL: SEE WALL TYPE SCHEDULE.
- CMU WALL: SEE WALL TYPE SCHEDULE.
- EXTERIOR WALL: SEE WALL TYPE SCHEDULE.

WALL TYPES

- A1 EXTERIOR WALL: DOWNLIGHT (I) SYSTEM. METAL WALL PANEL OVER 3/4" CI-GIRT, OVER 2" RIGID INSULATION ON 8" 16 GA. METAL STUDS AT 16" O.C. FILL CAVITY WITH 1" CLOSED CELL SPRAY FOAM INSULATION, 5/8" GYP. BOARD ON INTERIOR. SEE SPEC SECTION 074265 FOR FULL SYSTEM DESCRIPTION.
- A2 EXTERIOR WALL: METAL WALL PANEL OVER 3/4" CI-GIRT, OVER 2" RIGID INSULATION ON 8" CMU. FURR INSIDE OF BLOCK WITH 1-1/2" HAT CHANNEL AND 5/8" GYP. BOARD. SEE STRUCTURAL DRAWINGS FOR CMU REINFORCING.
- A3 EXTERIOR WALL: METAL WALL PANEL OVER 3/4" CI-GIRT OVER CONCRETE FOUNDATION WALL. FURR INSIDE OF WALL WITH 2-1/2" 20 GA METAL STUDS AT 16" O.C., 2" CLOSED CELL SPRAY FOAM INSULATION AND 5/8" GYP. BOARD. SEE SPEC SECTION 074265 FOR FULL SYSTEM DESCRIPTION.
- A4 EXTERIOR WALL: CONCRETE FOUNDATION WALL. FURR INSIDE WITH 2-1/2" 20 GA METAL STUDS AT 16" O.C., 2" CLOSED CELL SPRAY FOAM INSULATION AND 5/8" GYP. BOARD.
- A5 EXTERIOR WALL: NICHINA CEMENT BOARD. PANEL OVER 3/4" CI-GIRT, OVER 2" RIGID INSULATION ON 8" 16 GA. METAL STUDS AT 16" O.C. FILL CAVITY WITH 3" CLOSED CELL SPRAY FOAM INSULATION, 5/8" GYP. BOARD ON INTERIOR. SEE SPEC SECTION 074646 FOR FULL SYSTEM DESCRIPTION.
- A6 INTERIOR: 3/8" 20 GA METAL STUDS AT 16" O.C. TO ROOF/FLOOR DECK ABOVE. W/ 5/8" GYP. BOARD EA. SIDE. FILL CAVITY W/ OPEN CELL SPRAY FOAM INSULATION. PROVIDE 3/4" PLYWOOD BACKING AT ALL WALL & BASE CABINET LOCATIONS & OFFICES FOR TV OR OVERHEAD SHELF MOUNTING.
- A7 INTERIOR: 8" 20 GA METAL STUDS AT 16" O.C. TO ROOF/FLOOR DECK ABOVE. W/ 5/8" GYP. BOARD EA. SIDE. FILL CAVITY WITH OPEN CELL SPRAY FOAM INSULATION.
- A8 INTERIOR: 5/8" GYP. BOARD OVER 1-1/2" HAT CHANNELS OVER 8" CMU OVER 2-1/2" 20 GA METAL STUDS AT 16" O.C. TO ROOF/FLOOR DECK ABOVE W/ 2" OPEN CELL SPRAY FOAM INSULATION AND 5/8" GYP. BOARD. SEE STRUCTURAL DRAWINGS FOR CMU REINFORCING.
- A9 RESTROOMS: 3/8" 20 GA METAL STUDS AT 16" O.C. TO ROOF/FLOOR DECK ABOVE. W/ 5/8" WATER RESISTANT GYP. BOARD RESTROOM SHOWER SIDE. 5/8" GYP. BOARD HALL SIDE. FILL CAVITY WITH OPEN CELL SPRAY FOAM INSULATION. USE 1/2" DUROCK FULL HEIGHT IN SHOWER STALLS. RESILIENT CHANNELS ON ADJACENT OFFICE WALLS.
- A10 SHAF T WALL: 1" TYPE 'X' GYPSUM PANELS BETWEEN 2-1/2" C-H STUDS WITH ONE LAYER TYPE 'X' GYP BOARD ON OPPOSITE SIDE. TOTAL THICKNESS 3-1/8" GA. FILE NO. WP 7008

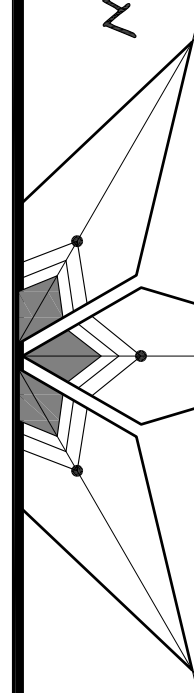
GENERAL NOTES:

- ALL CONTRACTORS SHALL COORDINATE THEIR WORK WITH THAT OF ALL OTHER TRADERS TO INSURE PROPER SEQUENCING AND INSTALLATION.
- PROVIDE AND INSTALL APPROVED FIRE-STOP CONSTRUCTION MATERIAL AT ANY PENETRATION THROUGH RATED WALLS AND ROOF CONSTRUCTION.
- PROVIDE APPROVED BLOCKING IN METAL STUD FRAMING AS REQUIRED TO SUPPORT WALL HUNG FIXTURES, ACCESSORIES, EQUIPMENT AND CASEWORK. (THIS INCLUDES ITEMS NOTED AS N.I.C. COORDINATE WITH TENANT)
- ALL WOOD FURRING, BLOCKING AND PLYWOOD ARE TO BE FIRE RETARDANT TREATED.
- UNLESS NOTED OTHERWISE, ALL DOORS TO BE LOCATED 4" FROM ADJACENT WALL.
- EXTERIOR DIMENSIONS ARE TO FACE OF STUD WALLS. INTERIOR DIMENSIONS ARE TO CENTER LINE OF STUD WALLS-MASONRY DIMENSIONS ARE TO FACE OF BLOCK.

PLAN NOTES:

- 1 6" TILE BORDER WITH ENTRY MAT
- 2 ROOF DRAIN PIPING

MORNING STAR
STUDIO



DESIGN
ENGINEERS

MECHANICAL AND ELECTRICAL CONSULTANTS

RuffaloCODY

1025 KIRKWOOD PARKWAY SW
CEDAR RAPIDS, IOWA

DATE REVISIONS

PERMIT / BID

DRAWN
VP
CHECKED
TP
DATE
08-14-2013
JOB NO.
12008
DRAWING NAME
LOWER
FLOOR PLAN

SHEET
A1.0

$$3/32" = 1'-0"$$

WALL LEGEND

- | | |
|---|---|
| | TYPICAL INTERIOR WALL: NO INSULATION- SEE WALL TYPE SCHEDULE. |
|  | TYPICAL SOUND RATED INTERIOR WALL: SEE WALL TYPE SCHEDULE. |
|  | CMU WALL: SEE WALL TYPE SCHEDULE. |
|  | EXTERIOR WALL- SEE WALL TYPE SCHEDULE. |

WALL TYPES

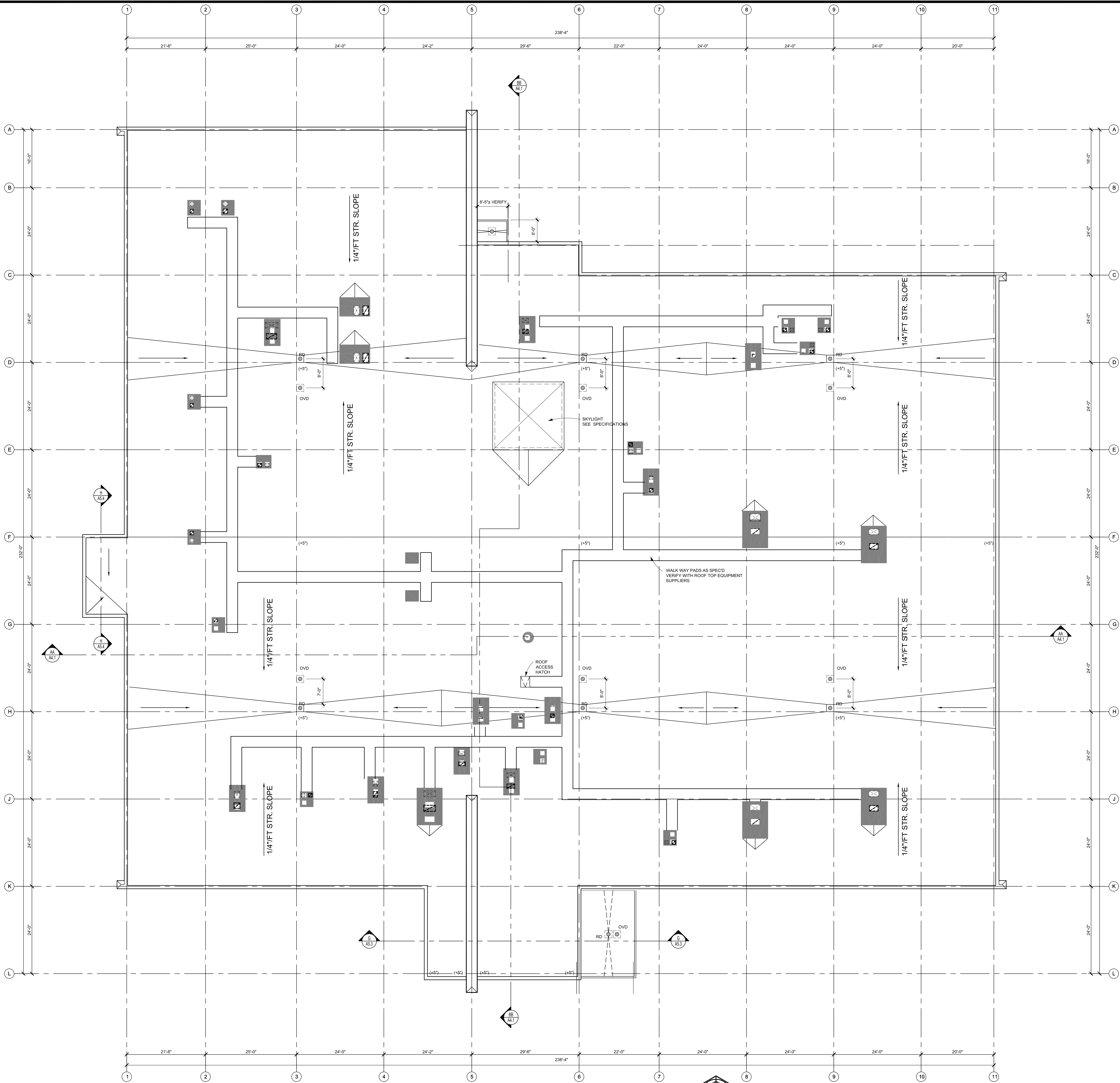
- A3** EXTERIOR WALL: DOW-NIGHT GY SYSTEM.
METAL PANEL OVER 3/4" C-G-RT. OVER 2" RIGID INSULATION ON 1" H GA. METAL STUDS AT 16" O.C. FULL CAVITY WITH 7" CLOSED CELL SPRAY FOAM INSULATION. 5/8" GYP. BOARD ON INTERIOR.
SEE SPEC SECTION 072450 FOR FULL SYSTEM DESCRIPTION.
- A4** EXTERIOR WALL:
METAL WALL PANEL OVER 3/4" C-G-RT. OVER 2" RIGID INSULATION ON 8" CMU. FURR INSIDE OF BLOCK WITH 1" H GA. METAL STUDS AT 16" O.C. FULL CAVITY WITH 7" CLOSED CELL SPRAY FOAM INSULATION AND 5/8" GYP. BOARD.
SEE STRUCTURAL DRAWINGS FOR CMU REINFORCING.
- A5** EXTERIOR WALL:
METAL WALL PANEL OVER 3/4" C-G-RT. OVER CONCRETE FOUNDATION WALL. FURR INSIDE OF WALL WITH 1" H GA. METAL STUDS AT 16" O.C. FULL CAVITY WITH 7" CLOSED CELL SPRAY FOAM INSULATION AND 5/8" GYP. BOARD.
SEE SPEC SECTION 072450 FOR FULL SYSTEM DESCRIPTION.
- A6** EXTERIOR WALL:
CONCRETE FOUNDATION WALL. FURR INSIDE WITH 2" X 12" 20 GA METAL STUDS AT 16" O.C. CLOSED CELL SPRAY FOAM INSULATION AND 5/8" GYP. BOARD.
- A7** EXTERIOR WALL:
NICHIA CEMENT BOARD PANEL OVER 3/4" C-G-RT. OVER 2" RIGID INSULATION ON 1" H GA. METAL STUDS AT 16" O.C. FULL CAVITY WITH 7" CLOSED CELL SPRAY FOAM INSULATION. 5/8" GYP. BOARD ON INTERIOR.
SEE SPEC SECTION 074646 FOR FULL SYSTEM DESCRIPTION.
- B1** INTERIOR: 3/8" 20 GA. METAL STUDS AT 16" O.C. TO ROOFLOOR DECK ABOVE. W/ 5/8" GYP. BOARD EA. SIDE. FULL CAVITY ON OPEN CEMENT SLAB INSULATION. PROVIDE 3/4" H 2" X 4" L BRACE CEMENT BLOCKS AT JOISTS FOR TV OR OVERHEAD SPLIT MOUNTING.
- B2** INTERIOR: 20 GA. METAL STUDS AT 16" O.C. TO ROOFLOOR DECK ABOVE. W/ 5/8" GYP. BOARD EA. SIDE. FULL CAVITY WITH OPEN CELL SPRAY FOAM INSULATION.
- B3** INTERIOR: 5/8" GYP. BOARD OVER 1" H GA THIN CHANNELS OVER 8" CMU OVER 2" X 12" 20 GA METAL STUDS AT 16" O.C. TO ROOFLOOR DECK ABOVE W/ 7" OPEN CELL SPRAY FOAM INSULATION AND 5/8" GYP. BOARD.
- SEE STRUCTURAL DRAWINGS FOR CMU REINFORCING.
- B4** RESTROOMS: 3/8" 20 GA. METAL STUDS AT 16" O.C. TO ROOFLOOR DECK ABOVE. W/ 5/8" WALL RESISTANT GYP. BOARD RESTROOMS/SHOWERS. 5/8" GYP. BOARD WALL SIDE. FULL CAVITY WITH 2" H 2" X 4" L BRACE CEMENT BLOCKS AT JOISTS FOR TV OR OVERHEAD SPLIT MOUNTING. PROVIDE 3/4" H 2" X 4" L BRACE CEMENT BLOCKS AT JOISTS FOR TV OR OVERHEAD SPLIT MOUNTING. RESILIENT CHANNELS ON ADJACENT OFFICE WALLS
- C1** SHIRT WALL: 1" TYPE 'X' GYP. PANEL THICKNESS BETWEEN 2-1/2" CH STUDS WITH ONE LAYER OF 1/2" BRAND ON OPPOSITE SIDE. TOTAL THICKNESS 3-1/2" CH.
F.L.E.N.O. #17006

GENERAL NOTES:

1. ALL CONTRACTORS SHALL COORDINATE THEIR WORK WITH THAT OF ALL OTHER TRADES TO INSURE PROPER SEQUENCING AND INSTALLATION.
2. PROVIDE AND INSTALL APPROVED FIRE-STOP CONSTRUCTION MATERIAL AT ANY PENETRATION THROUGH RATED WALLS AND ROOF CONSTRUCTION.
3. PROVIDE APPROVED BLOCKING IN METAL STUD FRAMING ARE REQUIRED TO SUPPORT WALL HUNG FIXTURES, ACCESSORIES, ETC., AND CASEWORK. (THIS INCLUDES ITEMS IDENTIFIED AS N.I.C., COORDINATE WITH TENANT)
4. ALL WOOD FLOORING, BLOCKING AND PLYWOOD ARE TO BE FIRE RETARDANT TREATED.
5. UNLESS NOTED OTHERWISE, ALL DOORS TO BE LOCATED 4" FROM ADJACENT WALL.
6. EXTERIOR DIMENSIONS ARE TO FACE OF STUD WALLS. INTERIOR DIMENSIONS ARE TO CENTER LINE OF STUD WALLS-MASONRY DIMENSIONS ARE TO FACE OF BLOCK.

PLAN NOTES:

- 1 6" TILE BORDER WITH ENTRY MAT
- 2 ROOF DRAIN PIPING



ROOF FLOOR PLAN

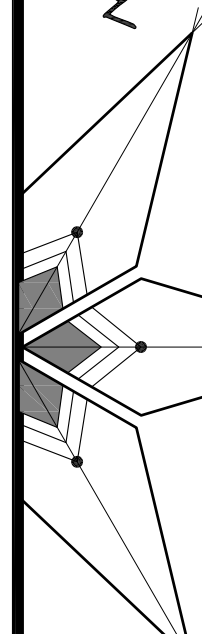
3/32" = 1'-0"



ROOF NOTES:

1. PROVIDE 60 MIL FULLY ADHERED TPO ROOF OVER 1/2" DENS DECK OVER MECHANICALLY FASTENED, 5" POLYISOCYANURATE INSULATION OVER METAL ROOF DECK.
2. PROVIDE 1/4" FOOT ROOF STRUCTURAL SLOPE.
3. PROVIDE POSITIVE ROOF DRAINAGE TO ALL ROOF DRAINS.
4. PROVIDE ALUM COPING W/ CONT RETAINING CLIP SYSTEM.
5. PROVIDE FLASHINGS AT ALL PENETRATIONS.
6. PROVIDE OVER FLOW DRAINS AS REQUIRED BY CODE.
7. TOP OF OVER FLOW TO BE 2" MAX ABOVE ROOF LOW POINT.
8. SKYLIGHT AS SPEC'D.
9. ROOF CURB / FLASHINGS PROVIDED BY ALL ROOF TOP EQUIPMENT.
10. VERIFY LOCATIONS AND LOADING FOR ALL ROOF TOP EQUIPMENT.
11. PROVIDE WALKWAY PADS / SURFACE TO ALL SERVICEABLE EQUIPMENT.

VERIFY SERVICE AREAS WITH ROOF TOP EQUIPMENT SUPPLIER



MORNING STAR
STUDIO



DESIGN
ENGINEERS

MECHANICAL AND ELECTRICAL CONSULTANTS
8801 PRAIRIE VIEW LANE, SUITE 200
CEDAR RAPIDS, IOWA 52404-4850
TEL: 317.841.1944 FAX: 317.841.1949

ARCHITECTURAL ■ INTERIOR DESIGN ■
STRUCTURAL ENGINEERING ■

PHONE ■ 319.362.6184
FAX ■ 319.362.5550

RuffaloCODY

1025 KIRKWOOD PARKWAY SW
CEDAR RAPIDS, IOWA

DATE	REVISIONS

PERMIT / BID

DRAWN
VP

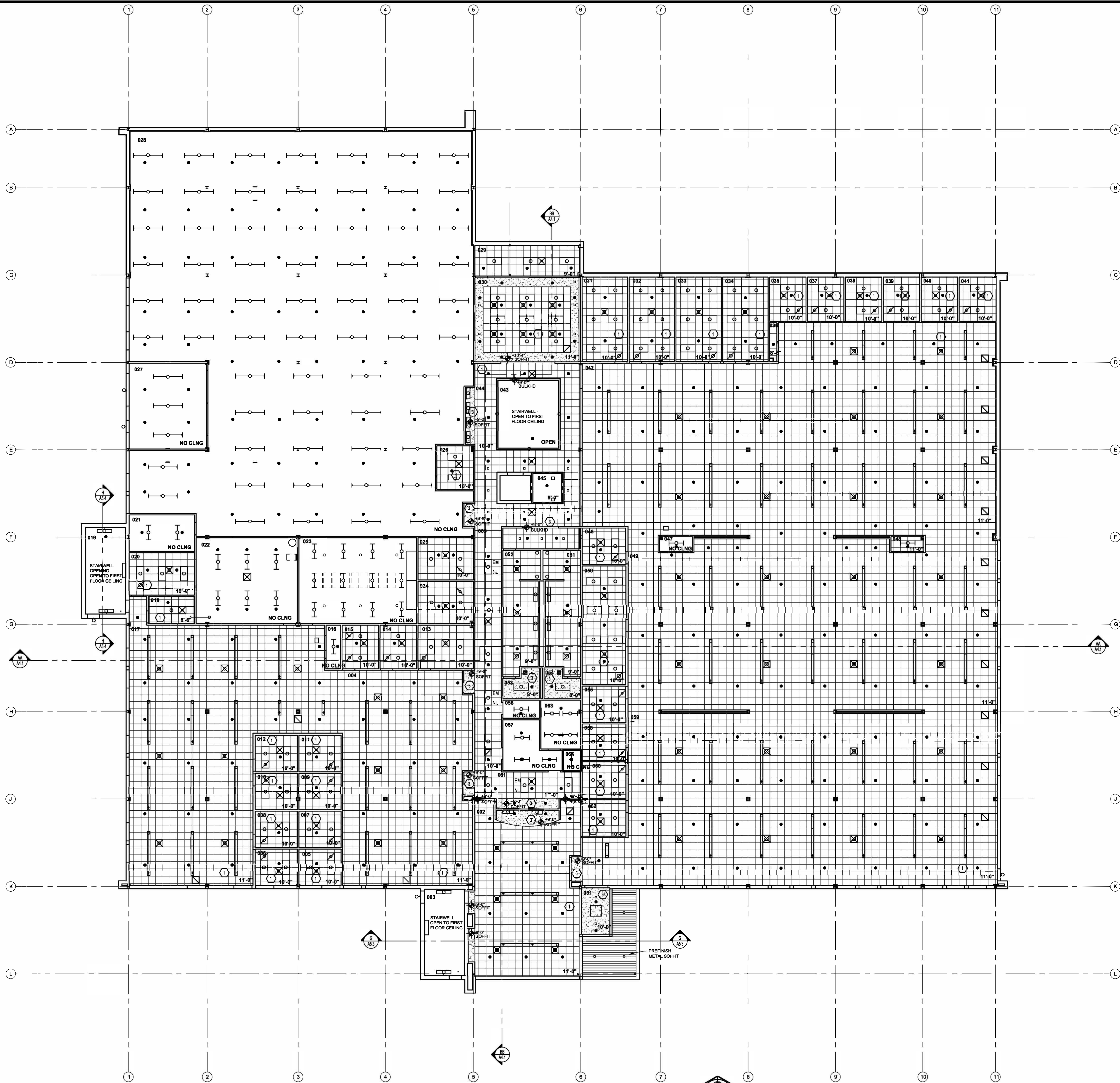
CHECKED
TP

DATE
08-14-2013

JOB NO.
12008

DRAWING NAME
ROOF PLAN

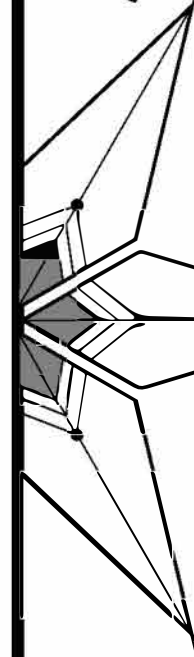
SHEET
A1.3



REFLECTED CEILING NOTES:

- 1 24"X 24" ACOUSTICAL CEILING TILE - TYPE 1
- 2 24" X 96" ACOUSTICAL CEILING TILE - TYPE 2
- 3 GYP BD CEILING / SOFFIT - PAINT
- 4 NO CEILING - OPEN TO STRUCTURE - PAINT EXPOSED STRUCTURE
- 5 HVAC DIFFUSERS - VERIFY QUANTITY AND LOCATIONS WITH MECHANICAL DWGS
- 6 2' X 4' RECESSED LIGHT FIXTURE - VERIFY W/ ELECTRICAL DWGS
- 7 RECESSED CAN LIGHT - VERIFY W/ ELECTRICAL DWGS
- 8 2' X 4' LIGHT FIXTURE - VERIFY W/ ELECTRICAL DWGS
- 9 1' X 4' SURFACE MOUNTED LIGHT - SEE ELECTRICAL DWGS
- 10 PENDANT LIGHT - SEE ELECTRICAL DWGS
- 11 SPRINKLER HEAD - SEE FIRE PROTECTION DWGS

MORNING STAR
STUDIO



DESIGN
ENGINEERS

MECHANICAL AND ELECTRICAL CONSULTANTS

8801 PRAIRIE VIEW LANE, SUITE 200
CEDAR RAPIDS, IOWA 52404-1480
TEL: 317.841.1944 FAX: 317.841.1949

ARCHITECTURE & INTERIOR DESIGN
STRUCTURAL ENGINEERING

1025 KIRKWOOD PARKWAY SW
CEDAR RAPIDS, IOWA

DATE REVISIONS

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VP

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TP

DATE
08-14-2013

JOB NO.
12008

DRAWING NAME
LOWER
REFLECTED CEILING
PLAN

SHEET
A2.0



REFLECTED CEILING NOTES:

- 1 24" X 24" ACOUSTICAL CEILING TILE - TYPE 1
- 2 24" X 96" ACOUSTICAL CEILING TILE - TYPE 2
- 3 GYP BD CEILING / SOFFIT - PAINT
- 4 NO CEILING - OPEN TO STRUCTURE - PAINT EXPOSED STRUCTURE
- HVAC DIFFUSERS - VERIFY QUANTITY AND LOCATIONS WITH MECHANICAL DWGS
- 2' X 4' RECESSED LIGHT FIXTURE - VERIFY W/ ELECTRICAL DWGS
- RECESSED CAN LIGHT - VERIFY W/ ELECTRICAL DWGS
- 2' X 4' LIGHT FIXTURE - VERIFY W/ ELECTRICAL DWGS
- 1' X 4' SURFACE MOUNTED LIGHT - SEE ELECTRICAL DWGS
- PENDANT LIGHT - SEE ELECTRICAL DWGS
- SPRINKLER HEAD - SEE FIRE PROTECTION DWGS

FIRST FLOOR REFLECTED CLNG PLAN

3/32" = 1'-0"



MORNING STAR STUDIO

DESIGN ENGINEERS

MECHANICAL AND ELECTRICAL CONSULTANTS
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TEL: 317.841.1944 FAX: 317.841.1949

RuffaloCODY

1025 KIRKWOOD PARKWAY SW
CEDAR RAPIDS, IOWA

DATE	REVISIONS

PERMIT / BID

DRAWN VP
CHECKED TP
DATE 08-14-2013
JOB NO. 12008
DRAWING NAME FIRST FLOOR REFLECTED CLNG PLAN

SHEET
A2.1

1. PROVIDE A "SOFT JOINT" BETWEEN DISSIMILAR MATERIALS
2. TYPE I FLOR FLOOR DESIGN OR CONSTRUCTION
 - a. 1 1/2" CONCRETE TOPPING W/WAY
 - b. 3 1/2" MTL. FLOOR DECK (SEE STRUCTURAL DWG'S)
3. FLOOR JOISTS (SEE STRUCTURAL DWG'S)
4. GRADE SHALL BE BELOW THRU-WALL FLASHING AND SLOPING AWAY FROM BUILDING AT 3 PERCENT MIN.
5. PREPARED FOR CONSTRUCTION OF THE FOLLOWING:
 - a. TYPED/SIDING / FURRING (PREPARE CEMENT BD. OR / PREPARE MTL. HORIZONTAL CORRUGATED)
 - b. RIGID INSULATION EXTERIOR SHEATHING AS SPEC'D
 - c. METAL STUDS @ 16" OC
 - d. SPRAY FOAM INSULATION AS SPEC'D
 - e. 6 MIL VBR
 - f. 60# CYPR BD
6. ROOF FLASHINGS SHALL EXTEND UP WALL VERTICALLY 12" MIN (VERIFY WITH ROOF MANUFACTURERS WARRANTY)
7. FILL DOWNS / STUD SPACE IN ALL PARAPET WALL FULL W/ SPRAY FOAM INSULATION

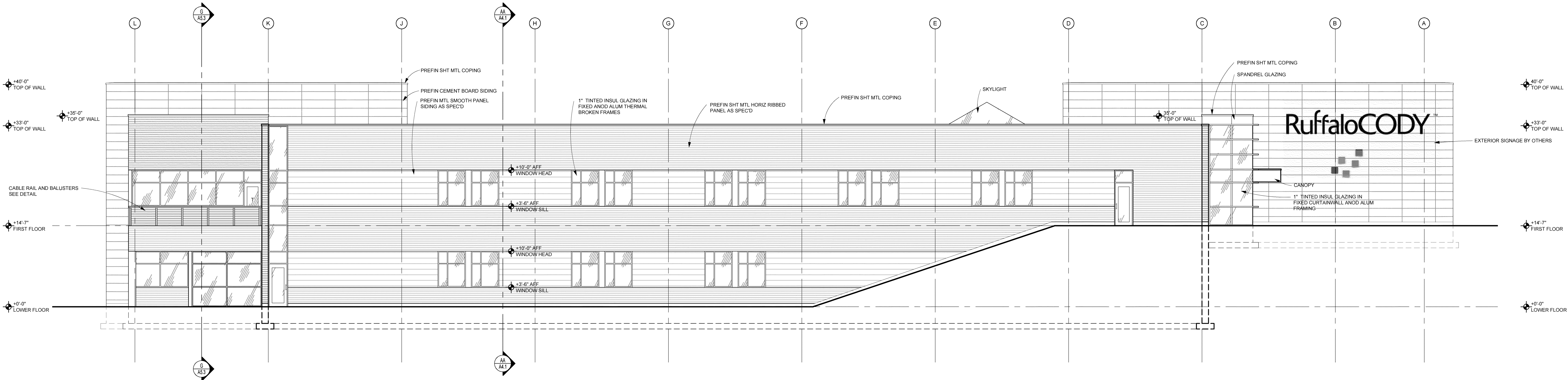

$$1/8'' = 1'-0''$$


1/8" = 1'-0"

NOTE

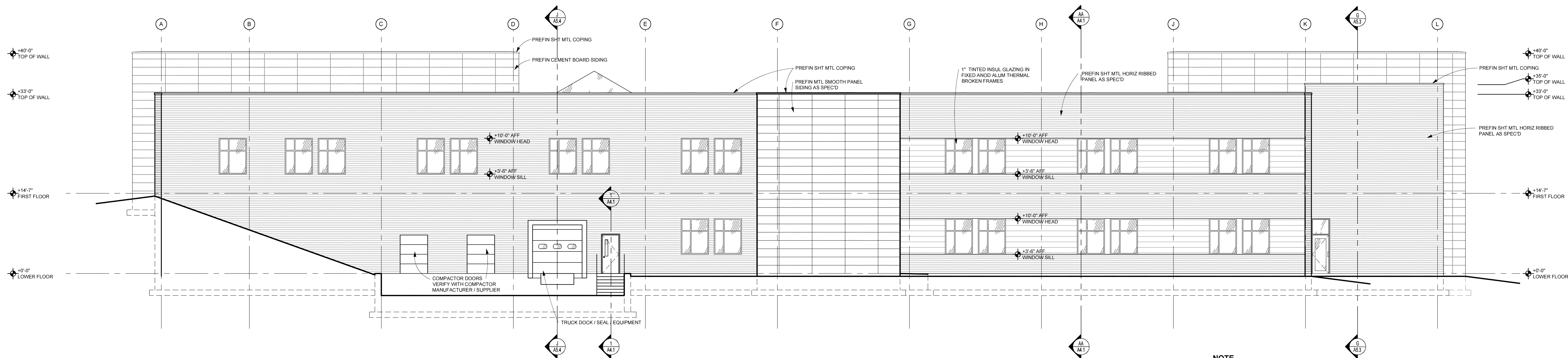
- NOTE
1. ALL EXTERIOR SIGNAGE IS TO BE BY OTHERS - VERIFY ELECTRICAL REQUIREMENTS

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EAST ELEVATION

1/8" = 1'-0"



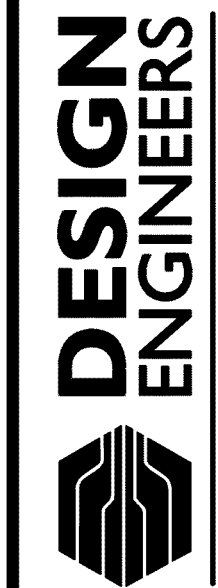
WEST ELEVATION

1/8" = 1'-0"

NOTE
1. ALL EXTERIOR SIGNAGE IS TO BE BY OTHERS - VERIFY ELECTRICAL REQUIREMENTS

NOTES:

1. PROVIDE A "SOFT JOINT" BETWEEN DISSIMILAR MATERIALS
2. TYPICAL FLOOR DESIGN / CONSTRUCTION
3 1/2" CONCRETE TOPPING W/ W/M
3 1/2" MTL FLOOR DECK (SEE STRUCTURAL DWGS)
FLOOR JOISTS (SEE STRUCTURAL DWGS)
3. GRADE SHALL BE BELOW THRU-WALL FLASHING AND SLOPING AWAY FROM BUILDING AT 3 PERCENT MIN
4. TYPICAL WALL CONSTRUCTION:
PREFINISHED SIDING / FURRING (PREFIN CEMENT BD AND / OR PREFIN MTL HORIZONTAL CORRUGATED)
2" RIGID INSULATION EXTERIOR SHEATHING AS SPEC'D
6" METAL STUDS @ 16" OC
3" SPRAY FOAM INSULATION AS SPEC'D
6 MIL VB
5/8" GYP BD
5. ROOF FLASHINGS SHALL EXTEND UP WALL VERTICALLY 12" MIN (VERIFY WITH ROOF MANUFACTURERS WARRANTY)
6. FILL VOIDS / STUD SPACE IN ALL PARAPET WALL FULL W/ SPRAY FOAM INSULATION



8801 PRAIRIE VIEW LANE, SUITE 200
CEDAR RAPIDS, IOWA 52409-4850
TEL: 319.397.9411 FAX: 319.397.9411

RuffaloCODY

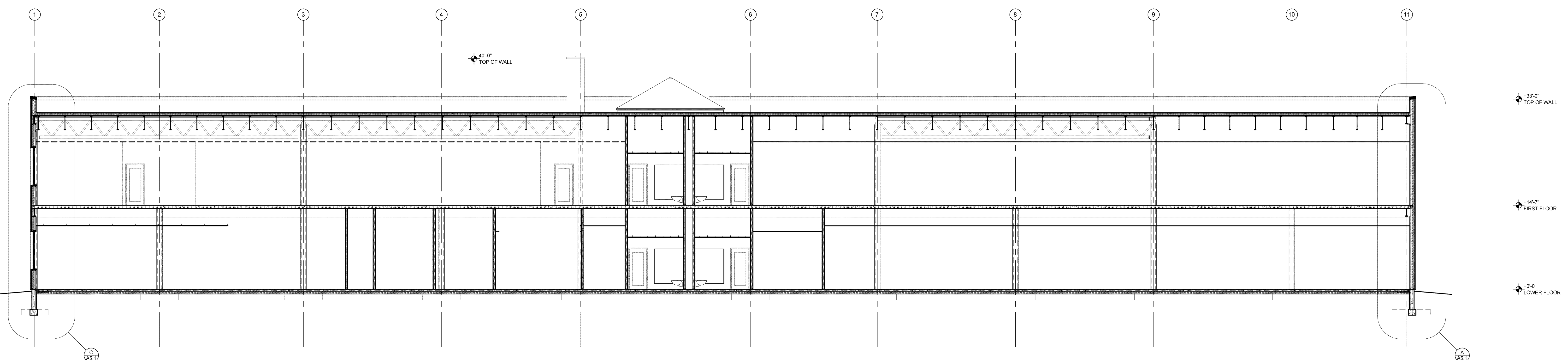
1025 KIRKWOOD PARKWAY SW
CEDAR RAPIDS, IOWA

DATE REVISIONS

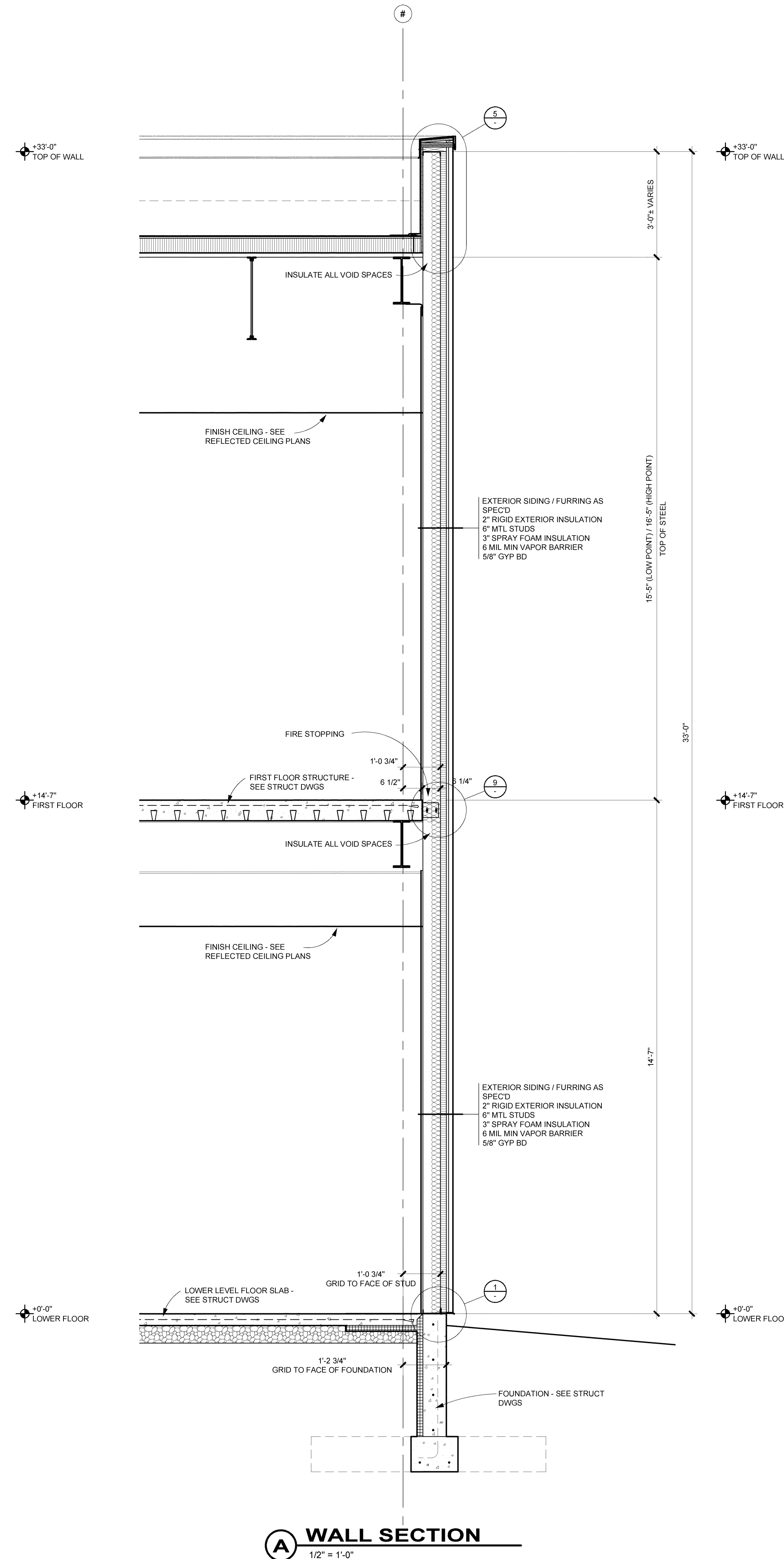
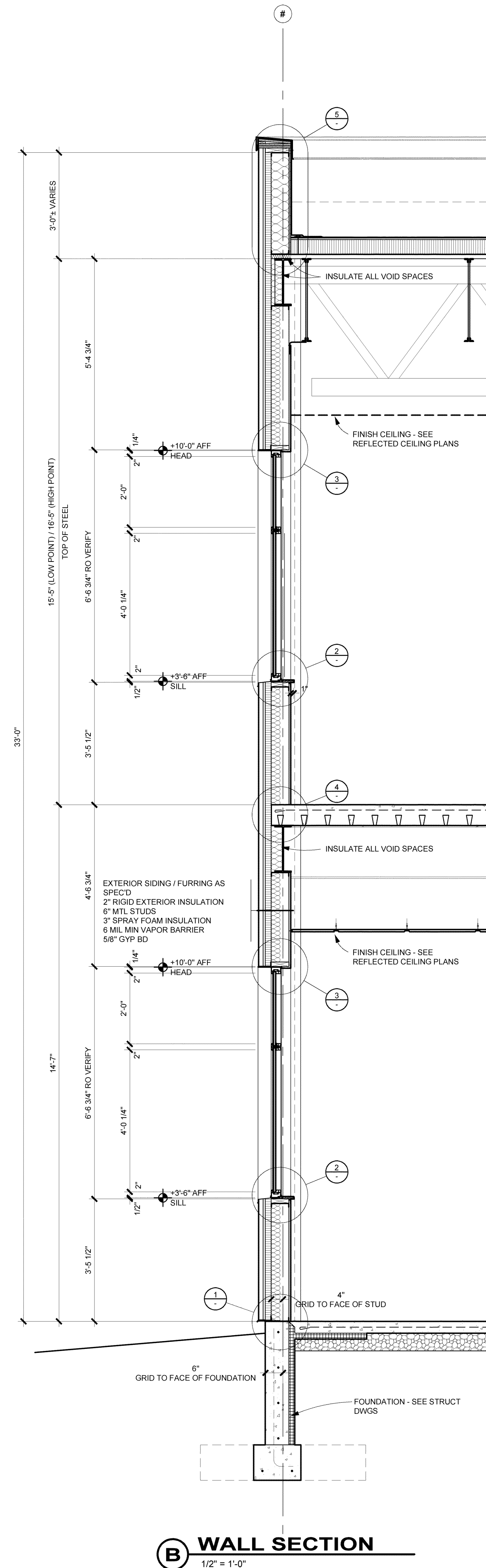
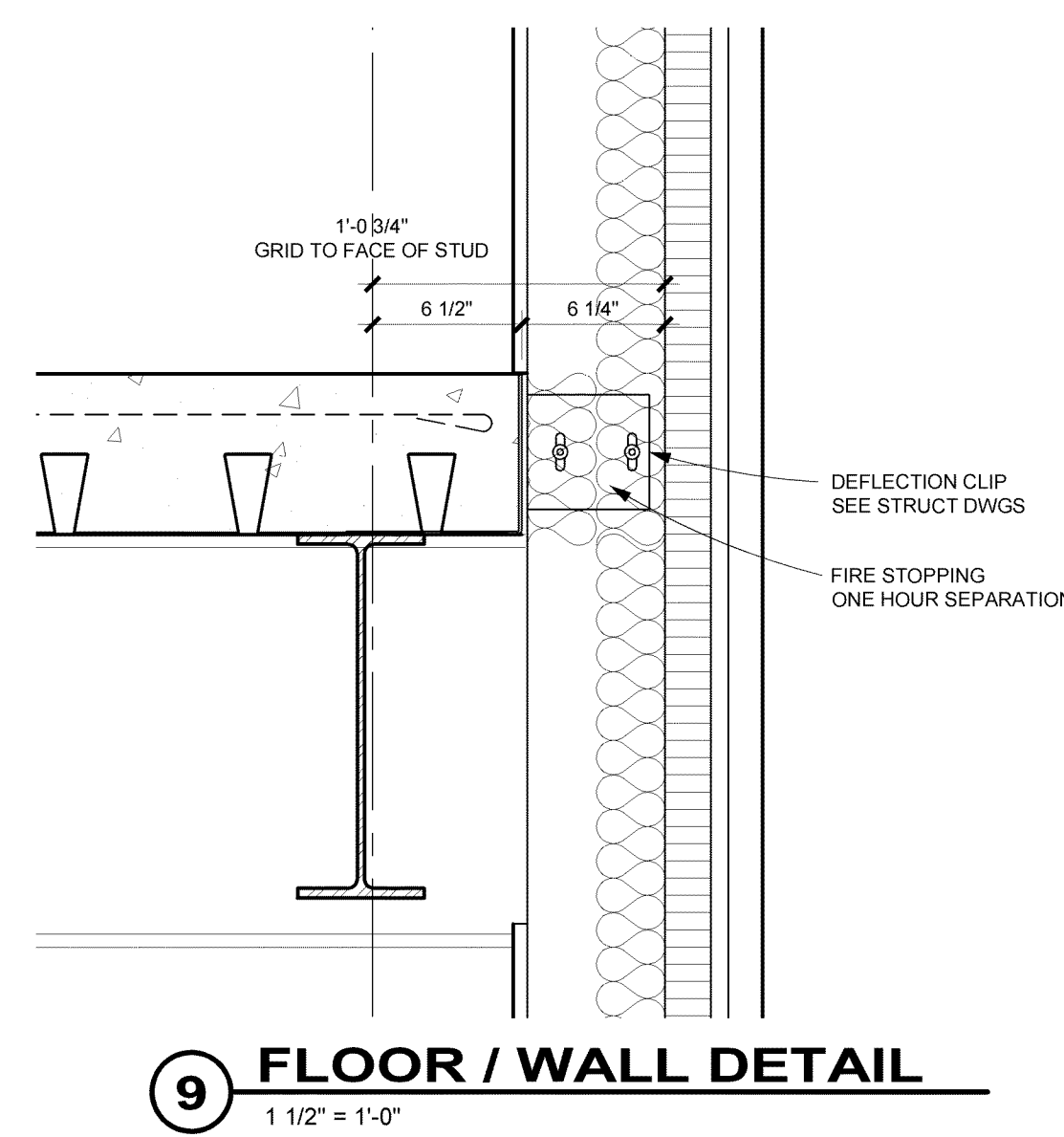
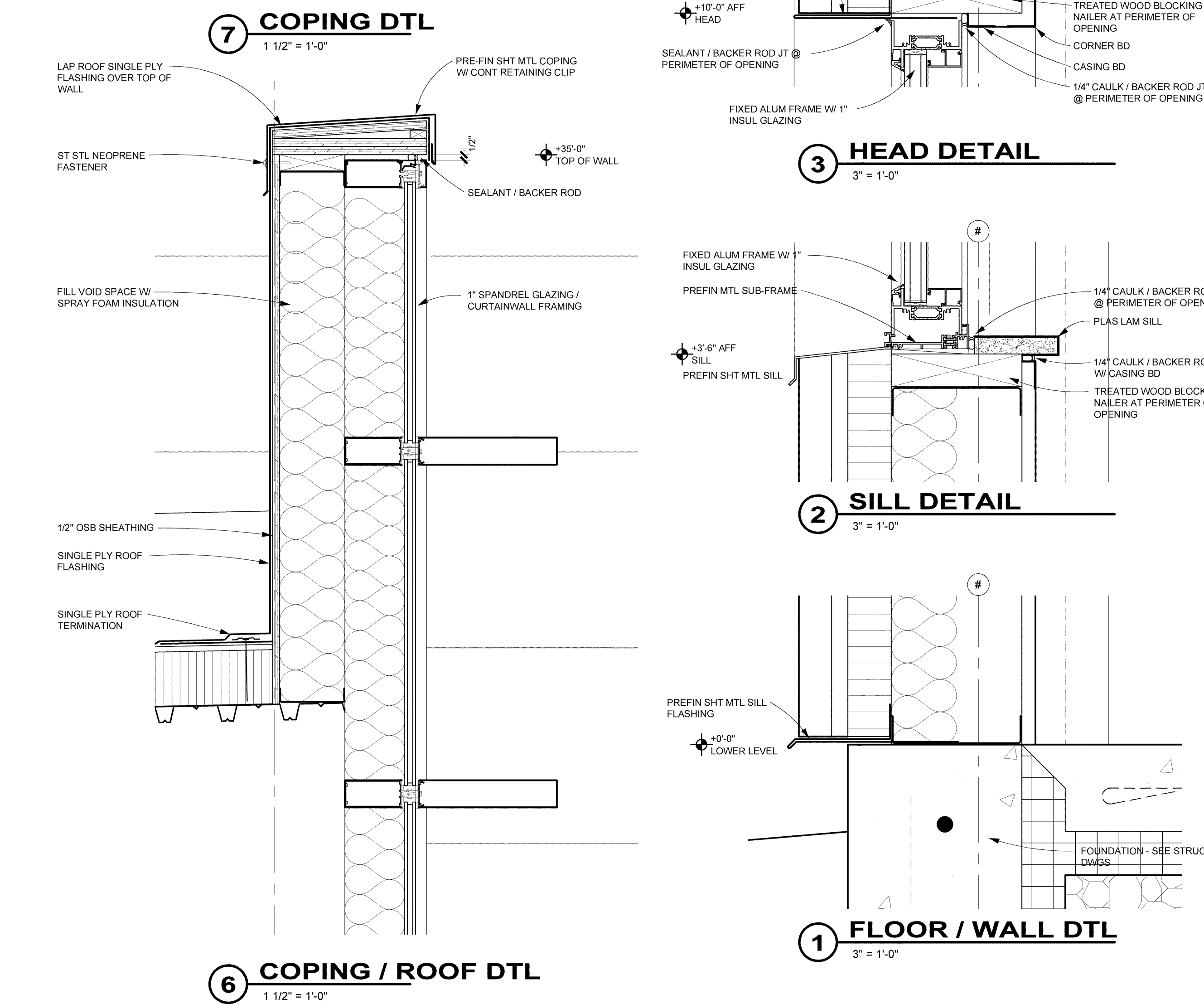
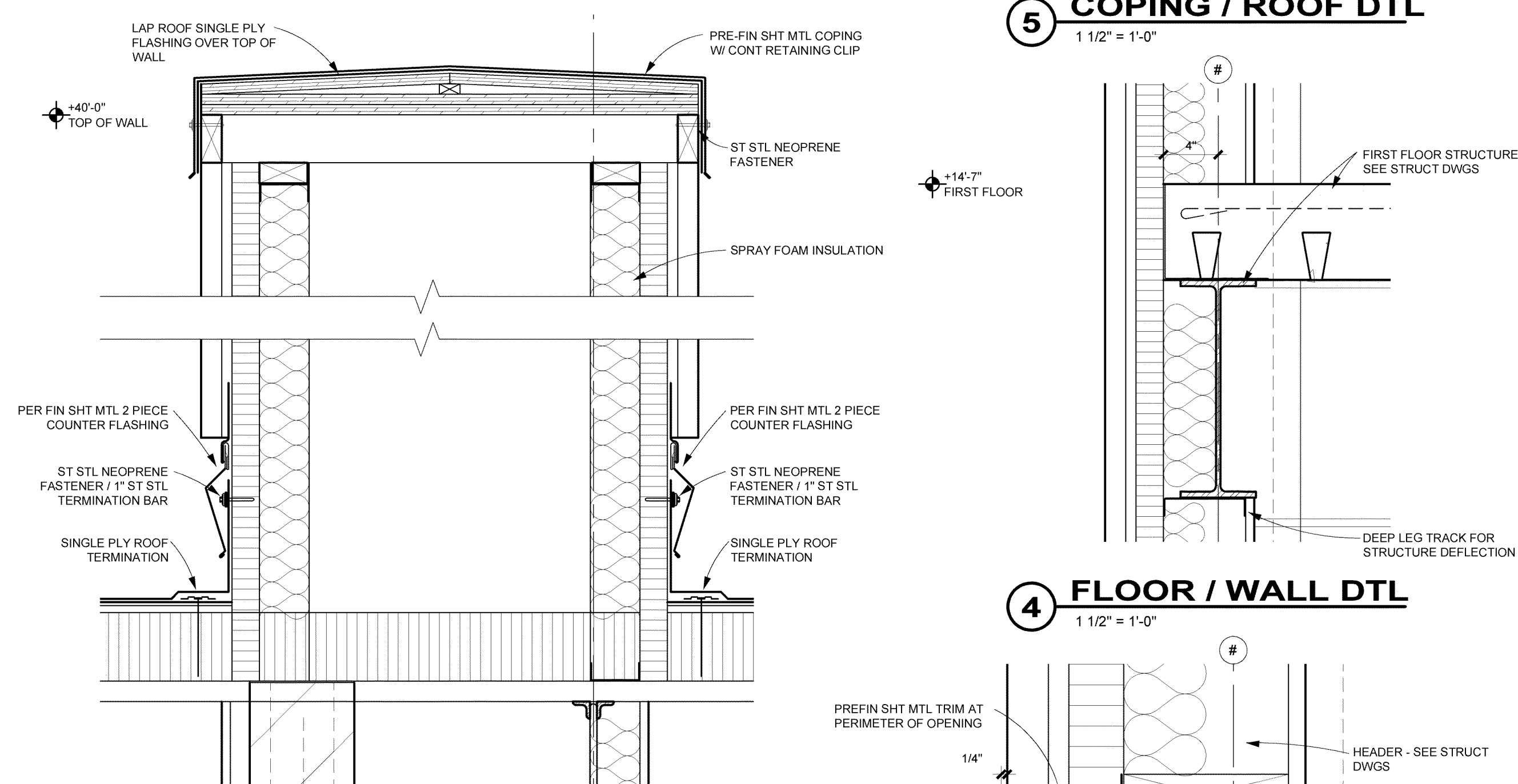
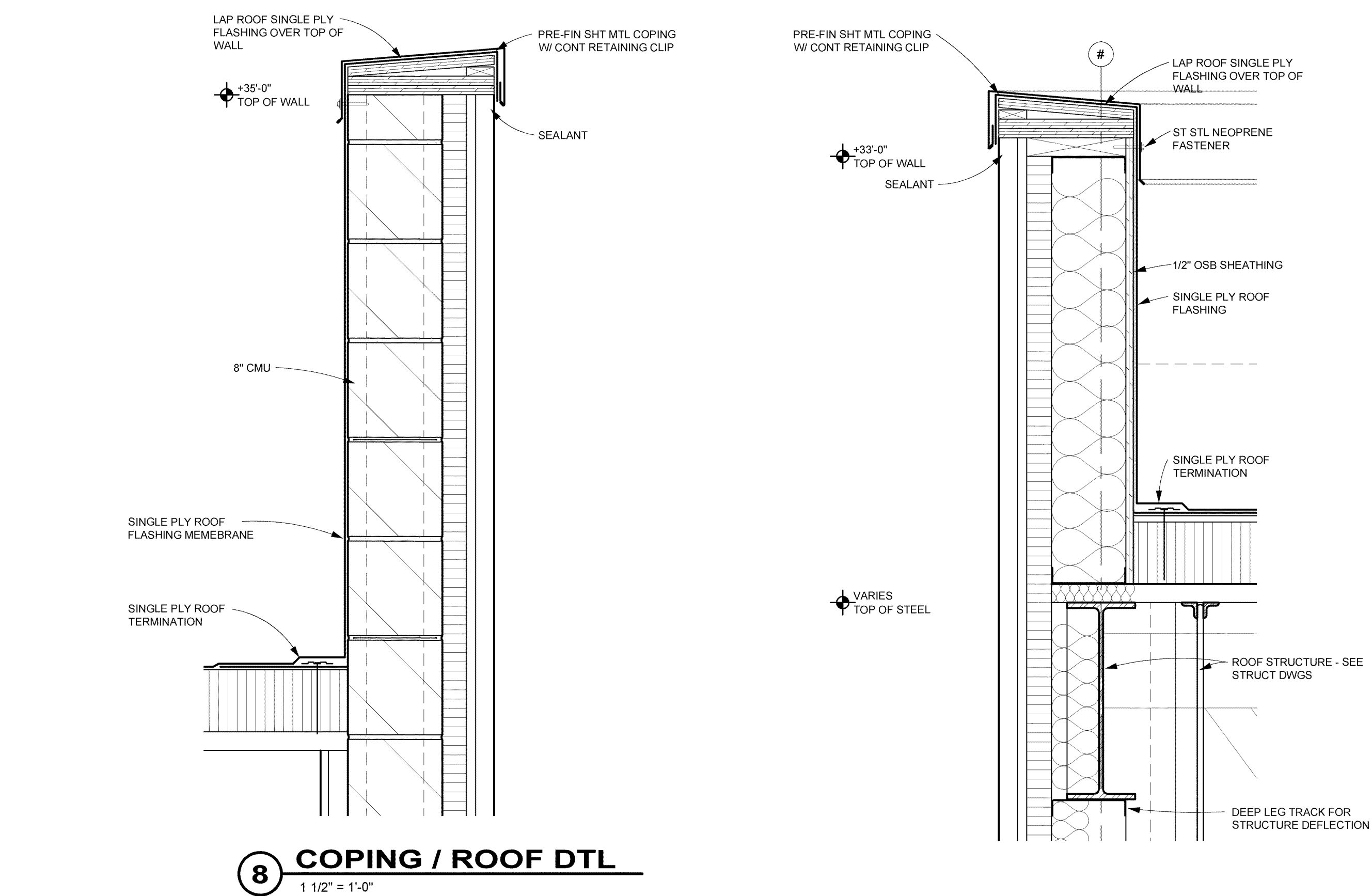
PERMIT / BID

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VP
CHECKED
TP
DATE
08-14-2013
JOB NO.
12008
DRAWING NAME
BUILDING
ELEVATIONS

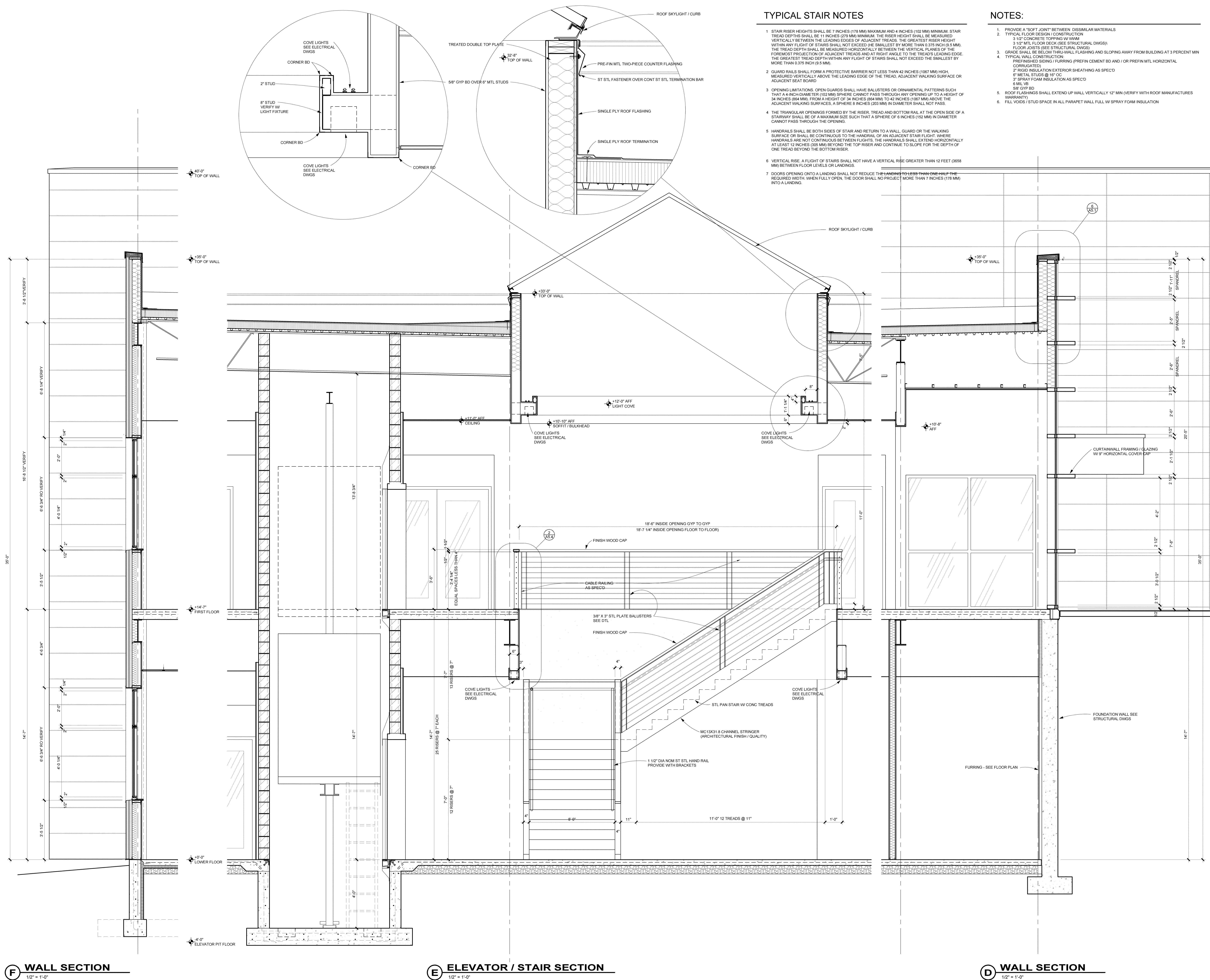
SHEET
A3.2



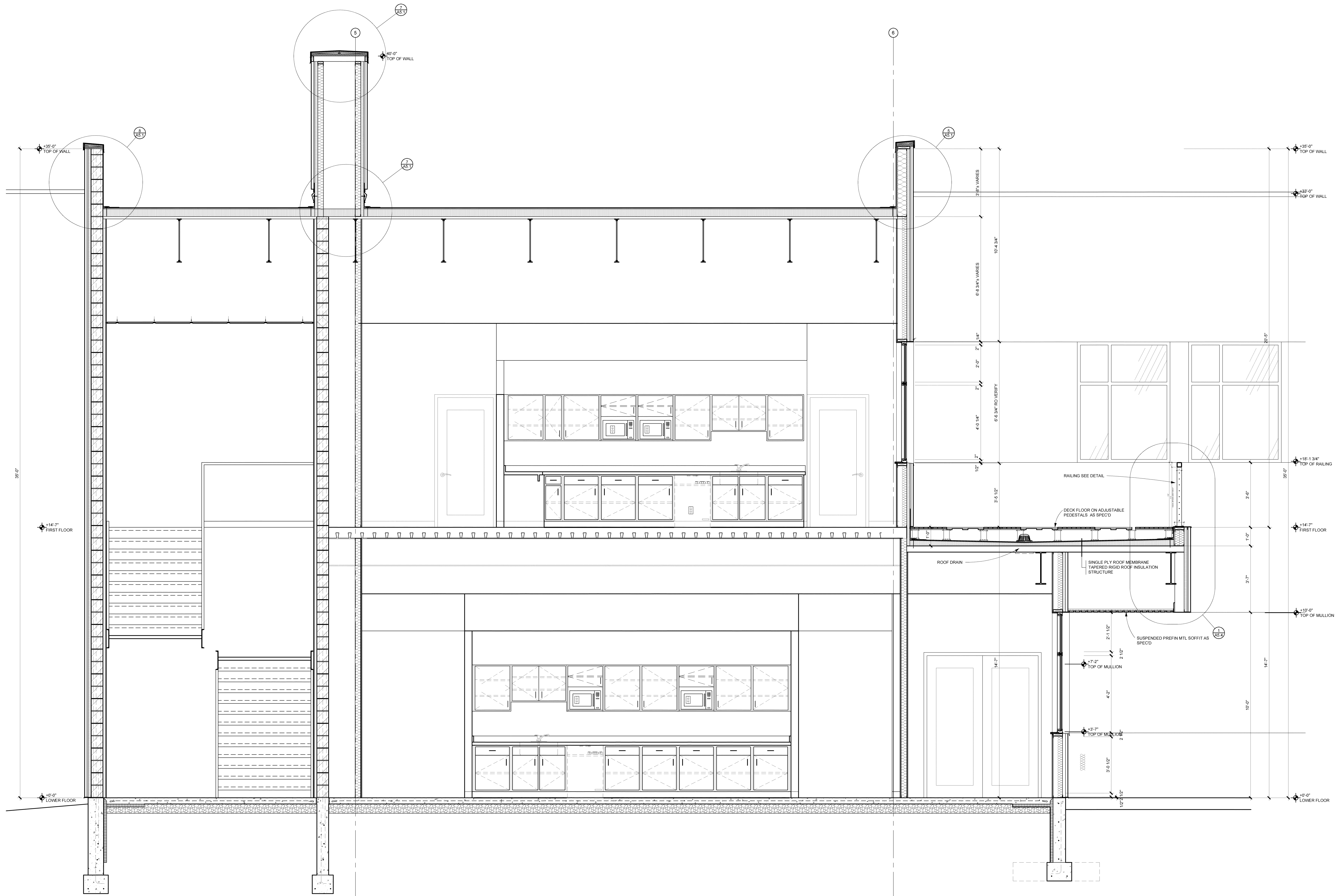
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- # NOTES:
1. PROVIDE A "SOFT JOINT" BETWEEN DISSIMILAR MATERIALS
 2. TYPICAL FLOOR DESIGN / CONSTRUCTION
 - 3 1/2" CONCRETE TOPPING W/ WMM
 - 3 1/2" MTL FLOOR DECK (SEE STRUCTURAL DWGS)
 - FLOOR JOISTS (SEE STRUCTURAL DWGS)
 3. GRADE SHALL BE BELOW THRU-WALL FLASHING AND SLOPING AWAY FROM BUILDING AT 3 PERCENT MIN
 4. TYPICAL WALL CONSTRUCTION:
 - PREFINISHED SIDING / FURRING (PREFIN CEMENT BD / OR PREFIN MTL HORIZONTAL COATED)
 - 2" RIGID INSULATION EXTERIORLY AS SPEC'D
 - 6" MTL STUDS @ 16" OC
 - 2" SPRAY FOAM INSULATION AS SPEC'D
 - 6" MTL VB
 - 5/8" CWP BD
 5. ROOF FLASHINGS SHALL EXTEND UP WALL VERTICALLY @ 12" MIN (VERIFY WITH ROOF MANUFACTURERS WARRANTY)
 6. FILL VOIDS / STUD SPACE IN ALL PARAPET WALL FULL W/ SPRAY FOAM INSULATION



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- NOTES:
1. PROVIDE A "SOFT JOINT" BETWEEN DISSIMILAR MATERIALS
 2. TYPICAL FLOOR DESIGN / CONSTRUCTION
3 1/2" CONCRETE TOPPING W/ WWM
3 1/2" MTL FLOOR DECK (SEE STRUCTURAL DWGS)
FLOOR JOISTS (SEE STRUCTURAL DWGS)
 3. GRADE SHALL BE BELOW THRU-WALL FLASHING AND SLOPING AWAY FROM BUILDING AT 3 PERCENT MIN
 4. TYPICAL WALL CONSTRUCTION:
PREFINISHED SIDING / FURRING (PREFIN CEMENT BD AND / OR PREFIN MTL HORIZONTAL CORRUGATED)
2" RIGID INSULATION EXTERIOR SHEATHING AS SPEC'D
6" METAL STUDS @ 16" OC
3" SPRAY FOAM INSULATION AS SPEC'D
6 MIL VB
5/8" CYP BD
 5. ROOF FLASHINGS SHALL EXTEND UP WALL VERTICALLY 12" MIN (VERIFY WITH ROOF MANUFACTURERS WARRANTY)
 6. FILL VOIDS / STUD SPACE IN ALL PARAPET WALL FULL W/ SPRAY FOAM INSULATION

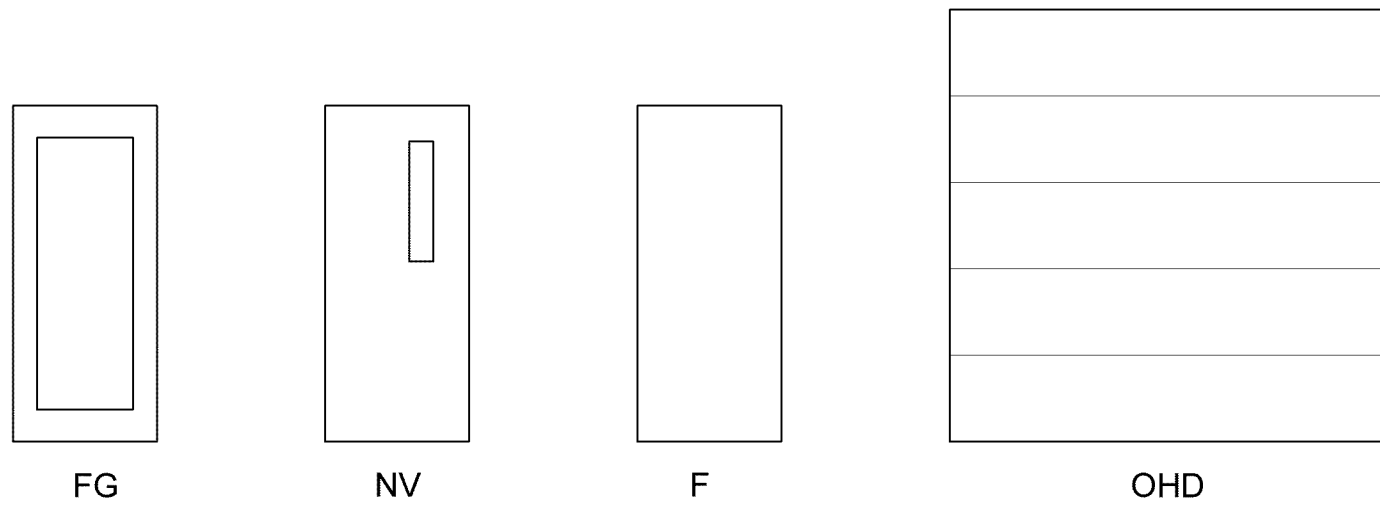
WALL SECTION @ OUTDOOR AREA
1/2" = 1'-0"

RuffaloCODY
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CEDAR RAPIDS, IOWA

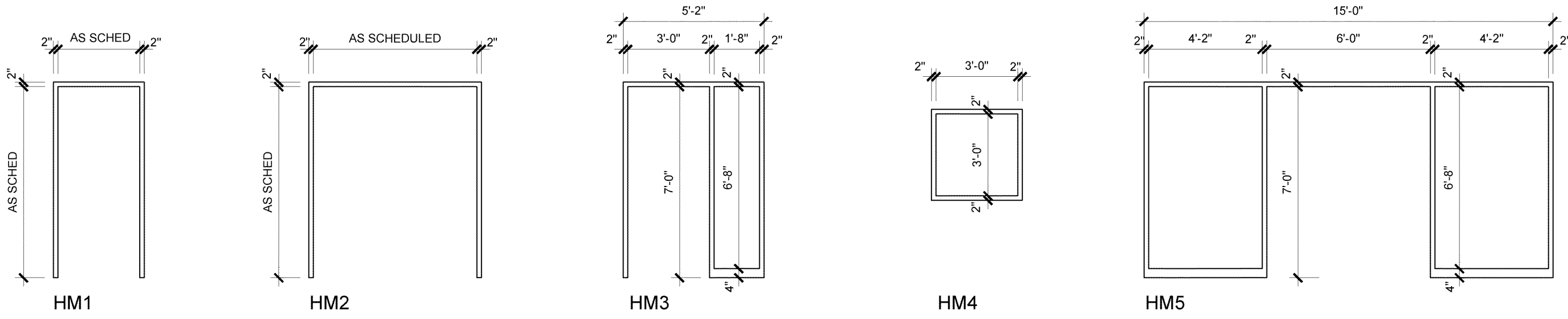
DESIGN ENGINEERS
MECHANICAL AND ELECTRICAL CONSULTANTS
8801 PRAIRIE VIEW LANE, SUITE 200
CEDAR RAPIDS, IOWA 52409-4850
TEL: 319.641.1744 FAX: 319.641.1749

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CEDAR RAPIDS ■ IOWA ■ 52401
PHONE ■ 319.651.6484
FAX ■ 319.651.5550

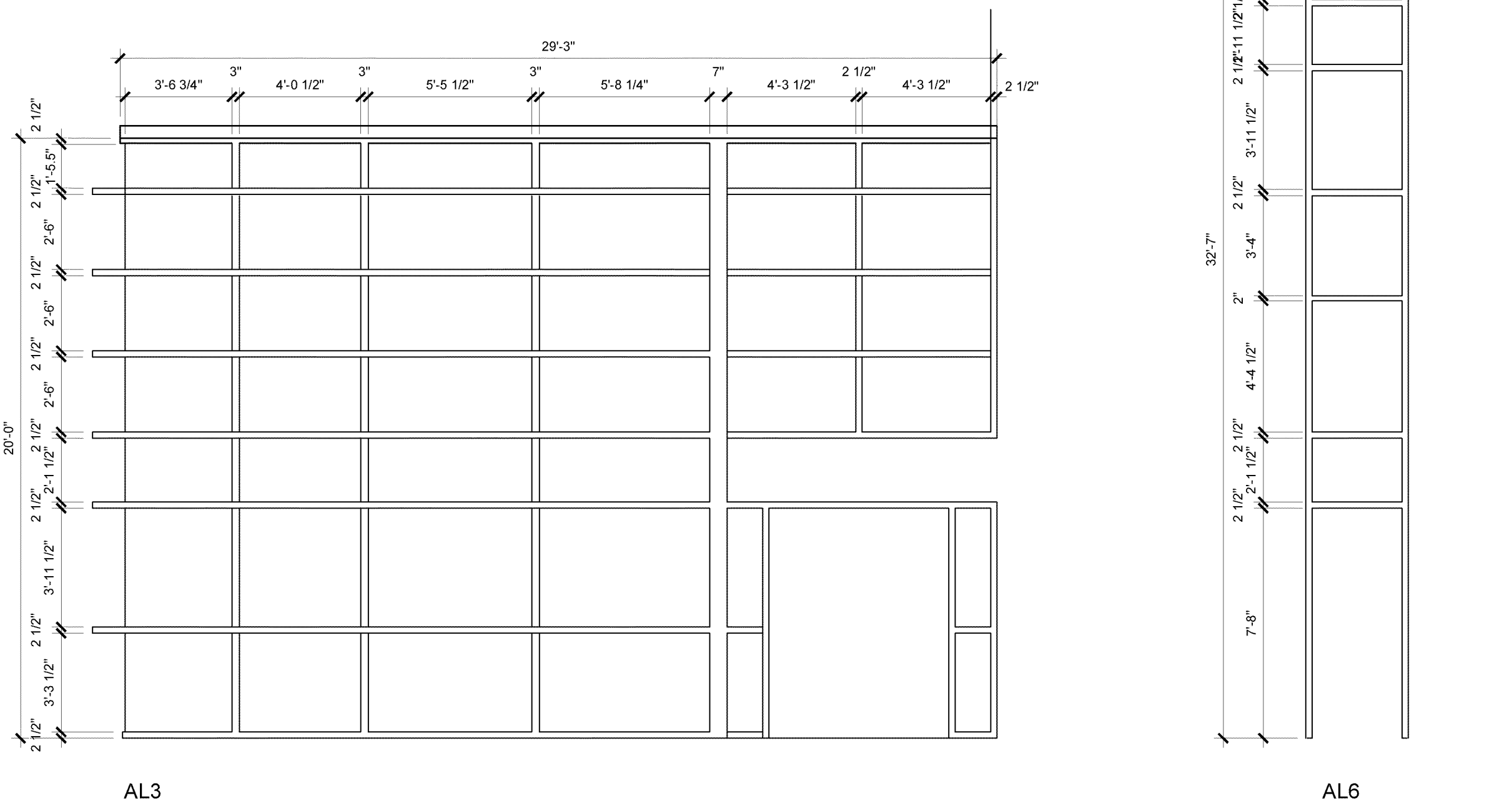
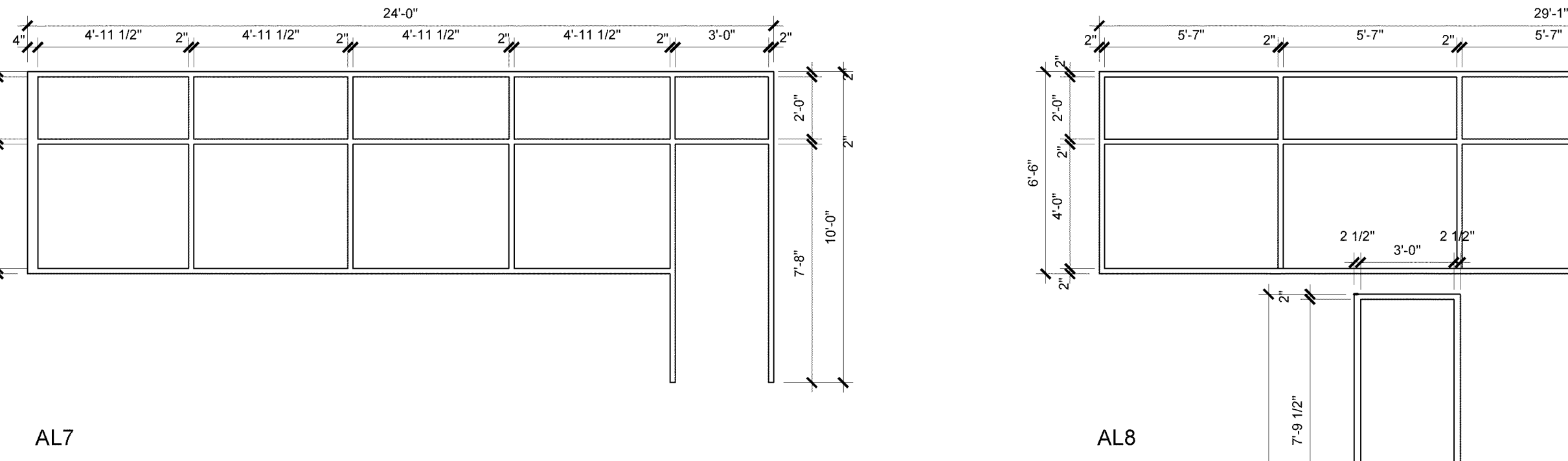
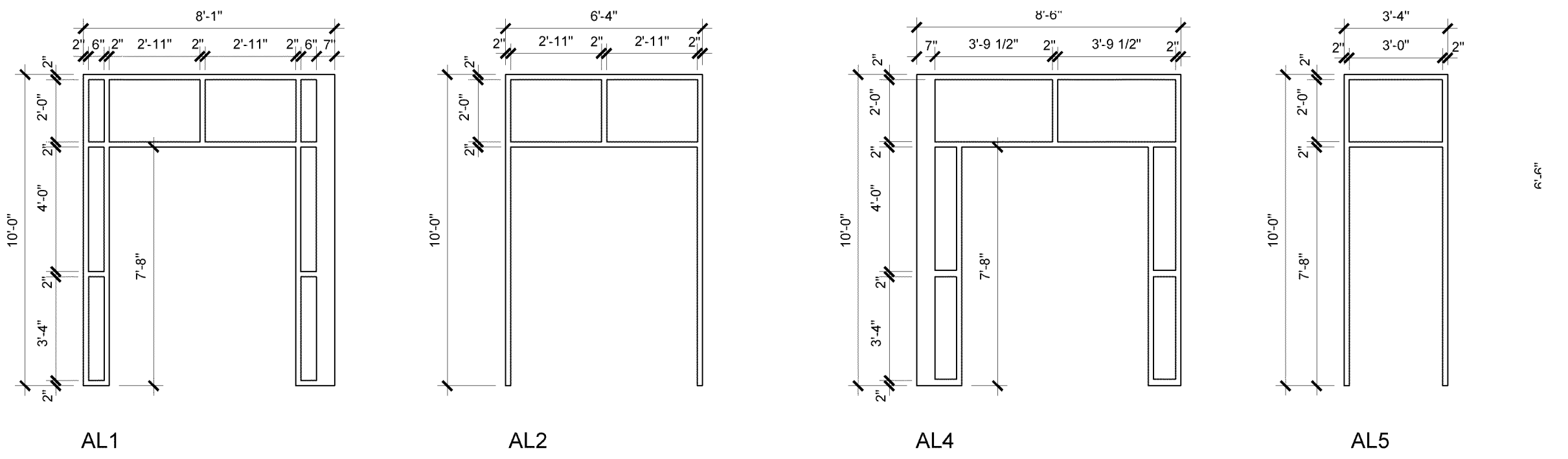
DATE	REVISIONS
PERMIT / BID	
DRAWN VP	CHECKED TP
DATE 08-14-2013	JOB NO. 12008
DRAWING NAME WALL SECTION	
SHEET A5.3	



DOOR TYPES

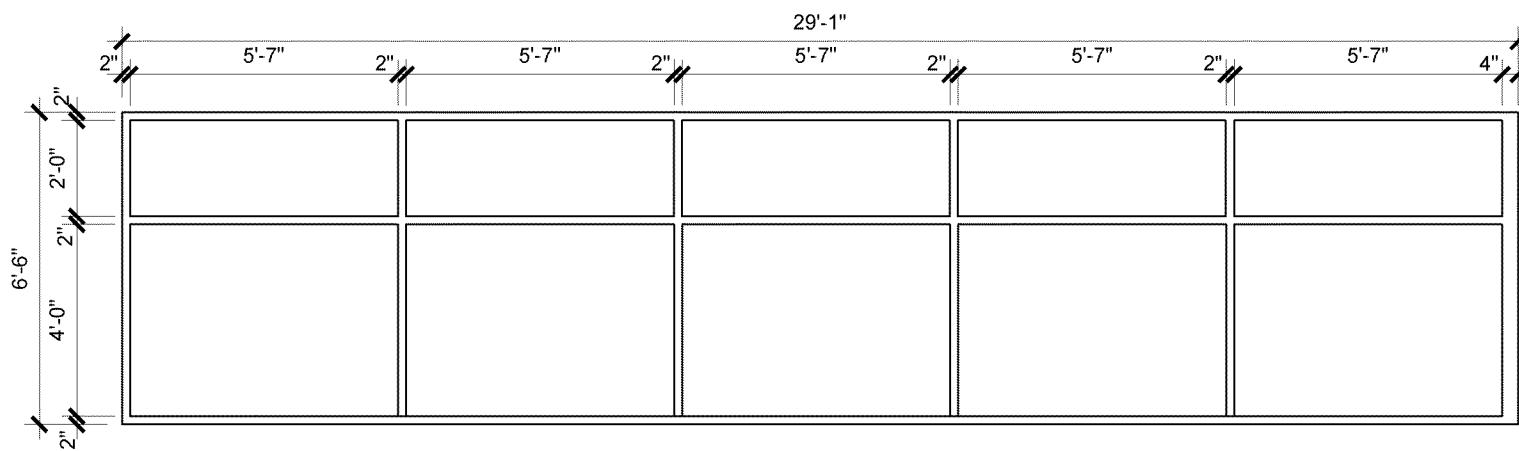


FRAME TYPES- HOLLOW METAL



FRAME TYPES- ALUMINUM

DOOR SCHEDULE (LOWER FLOOR)													
#	DOOR	WIDTH	HGT.	THICK.	MATL.	FINISH	TYPE	MATL.	FINISH	TYPE	FIRE RATING	REMARKS	
001A	PR 3'-0"	7'-8"	1'-3/4"	ALUM	ANOD	FG	ALUM	ANOD	AL1				
001B	PR 3'-0"	7'-8"	1'-3/4"	ALUM	ANOD	FG	ALUM	ANOD	AL2				
002	PR 3'-0"	7'-0"	1'-3/4"		STAIN	FG	HM	PT	HM2				
003A	3'-0"	7'-0"	1'-3/4"	HM	PT	NV	HM	PT	HM1	60 MIN			
003B	3'-0"	7'-8"	1'-3/4"	ALUM	ANOD	FG	ALUM	ANOD	AL5				
004A	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM3				
004B	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM3				
005	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
006	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
007	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
008	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
009	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
010	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
011	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
012	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
013	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
014	4'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
015	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
016	PR 3'-0"	7'-0"	1'-3/4"	SCW	STAIN	F	HM	PT	HM2				
018	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	F	HM	PT	HM1				
019A	3'-0"	7'-8"	1'-3/4"	ALUM	ANOD	FG	ALUM	ANOD	AL6				
019B	3'-0"	7'-0"	1'-3/4"	HM	PT	NV	HM	PT	HM1	60 MIN			
020	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
021	3'-0"	7'-0"	1'-3/4"	HM	PT	NV	HM	PT	HM1				
022A	3'-0"	7'-0"	1'-3/4"	HM	PT	NV	HM	PT	HM1				
022B	PR 3'-0"	7'-0"	1'-3/4"	HM	PT	NV	HM	PT	HM2				
023	3'-0"	7'-0"	1'-3/4"	HM	PT	NV	HM	PT	HM1				
024	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
025	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
026	3'-0"	7'-0"	1'-3/4"	HM	PT	FG	HM	PT	HM1				
027A	3'-0"	7'-0"	1'-3/4"	HM	PT	NV	HM	PT	HM1				
027B	9'-0"	9'-0"											
028A	PR 3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM2				
028B	3'-0"	7'-0"	1'-3/4"	HM	PT	NV	HM	PT	HM1				
028C	9'-0"	9'-0"	-	-	-	-	-	-	-				
028D	5'-0"	7'-0"											
028E	5'-0"	7'-0"											
029	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	F	HM	PT	HM1				
030	PR 3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM5				
031	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	A	HM	PT	HM1				
032	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	A	HM	PT	HM1				
033	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	C	HM	PT	HM1				
034	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	C	HM	PT	HM1				
035	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	A	HM	PT	HM1				
036A	PR 2'-4"	7'-0"	1'-3/4"	SCW	STAIN	A	HM	PT	HM2				
036B	PR 2'-4"	7'-0"	1'-3/4"	SCW	STAIN	C	HM	PT	HM2				
037	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	A	HM	PT	HM1				
038	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	A	HM	PT	HM1				
039	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	A	HM	PT	HM1				
040	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	A	HM	PT	HM1				
041	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	A	HM	PT	HM1				
042A	PR 3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM2				
042B	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM3				
045	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	F	HM	PT	HM1	60 MIN			
046	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
047	PR 3'-0"	7'-0"	1'-3/4"	SCW	STAIN	F	HM	PT	HM2				
048	PR 3'-0"	7'-0"	1'-3/4"	SCW	STAIN	F	HM	PT	HM2				
050	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
051	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	F	HM	PT	HM1				
052	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	F	HM	PT	HM1				
053	3'-0"	7'-0"	1'-3/4"	HM	PT	F	HM	PT	HM1				
054	3'-0"	7'-0"	1'-3/4"	HM	PT	F	HM	PT	HM1				
055	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
056	3'-0"	7'-0"	1'-3/4"	HM	PT	F	HM	PT	HM1				
057A	3'-0"	7'-0"	1'-3/4"	HM	PT	F	HM	PT	HM1				
057B	3'-0"	7'-0"	1'-3/4"	HM	PT	F	HM	PT	HM1				
058	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
059	3'-0"	7'-8"	1'-3/4"	ALUM	ANOD	FG	ALUM	ANOD	AL6				
060	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
062	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	F	HM	PT	HM1				
063	3'-0"	7'-0"	1'-3/4"	HM	PT	F	HM	PT	HM1				
064	3'-0"	7'-0"	1'-3/4"	HM	PT	F	HM	PT	HM1	60 MIN			



DOOR SCHEDULE (FIRST FLOOR)													
#	DOOR					FRAME			FIRE RATING	REMARKS			
		WIDTH	HGT.	THICK.	MATL.	FINISH	TYPE	MATL.			FINISH	TYPE	
101A	PR 3'-0"	7'-8"	1'-3/4"	ALUM	ANOD	FG	ALUM	ANOD	AL3				
101B	PR 3'-0"	7'-8"	1'-3/4"	ALUM	ANOD	FG	ALUM	ANOD	AL4				
104	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
105	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
106	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
107	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
108	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
109	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
110	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
111	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
112	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
113	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
114A	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
114B	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
116	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	F	HM	PT	HM1				
117	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
118	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
119	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
121	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	F	HM	PT	HM1				
122	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	F	HM	PT	HM1				
123	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	F	HM	PT	HM1				
124											ELEVATOR DOOR		
125	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	F	HM	PT	HM1				
126	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	F	HM	PT	HM1				
127	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
129A	PR 3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM2				
129B	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
129C	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
129D	3'-0"	7'-8"	1'-3/4"	ALUM	ANOD	FG	ALUM	ANOD	AL5				
130	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
131	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
132	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
133	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	F	HM	PT	HM1				
134	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	F	HM	PT	HM1				
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143	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
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148	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
149	3'-0"	7'-8"	1'-3/4"	ALUM	ANOD	FG	ALUM	ANOD	AL7				
150A	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	F	HM	PT	HM1				
150B	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	F	HM	PT	HM1	60 MIN			
151	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	NV	HM	PT	HM1				
152A	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
152B	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1		APPLY FROST FILM TO GLASS		
152C	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1		APPLY FROST FILM TO GLASS		
154	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
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157	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
158	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
159	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
160	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
161A	PR 2'-6"	7'-0"	1'-3/4"	SCW	STAIN	F	HM	PT	HM2				
161B	PR 2'-6"	7'-0"	1'-3/4"	SCW	STAIN	F	HM	PT	HM2				
162	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	NV	HM	PT	HM1	60 MIN			
163	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM3				
164	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM3				
165	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
166A	PR 3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM2				
166B	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
167A	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM3				
167B	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM3				
167C	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	F	HM	PT	HM1				
168A	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM3				
168B	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM3				
169A	PR 2'-0"	7'-0"	1'-3/4"	SCW	STAIN	F	HM	PT	HM2				
169B	PR 2'-0"	7'-0"	1'-3/4"	SCW	STAIN	F	HM	PT	HM2				
170	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
171A	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
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173	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	F	HM	PT	HM1				
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176	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM1				
177	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM3				
178	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM3				
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180	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM3				
181	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM3				
182	PR 3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM2				
183	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM3				
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185	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM3				
186	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM3				
187	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM3				
188	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM3				
189	3'-0"	7'-0"	1'-3/4"	SCW	STAIN	FG	HM	PT	HM3				
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NOTE: PAINT ALL STEEL STAIR COMPONENTS

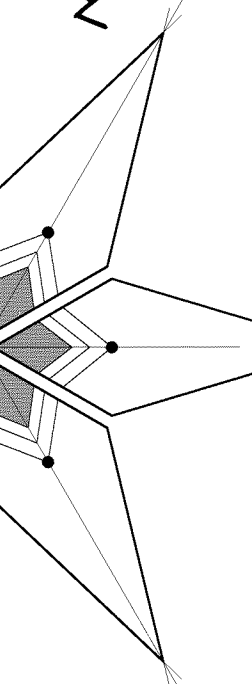
ABBREVIATIONS

ACP	ACOUSTIC CEILING PANEL
A.F.F	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
CG	CORNER GUARD
CPT	CARPET
CT	CERAMIC TILE
EPT	EPOXY PAINT
EX	EXISTING
FRP	FIBERGLASS REINFORCED PLASTIC
G	GROUT
GWB	GYPSUM WALL BOARD
HM	HOLLOW METAL
MTL	METAL
PCT	PORCELAIN CERAMIC TILE
P.LAM	PLASTIC LAMINATE
PT	PAINT
	QUARTZ
RB	RESILIENT BASE
RF	RESILIENT FLOORING
SC	SEALED CONCRETE
TFP	TACKABLE FABRIC
U.N.O	UNLESS NOTED OTHERWISE
UPH	UPHOLSTERY
WD	WOOD
WM	WALK-OFF MATT
WT	WINDOW TREATMENT

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**DESIGN
ENGINEERS**



MONITORING
SUSTAINABLE
DEVELOPMENT

1023 KIRKWOOD PARKWAY SW
CEDAR RAPIDS, IOWA

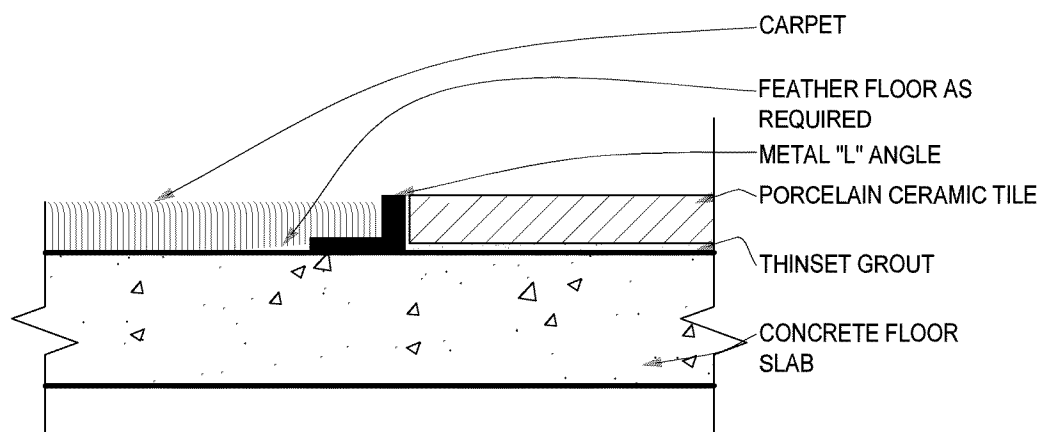
ARCHITECTURE ■ INTERIOR DESIGN
■ STRUCTURAL ENGINEERING ■

600 3RD STREET SE ■ STUDIO 201
CEDAR RAPIDS ■ IOWA ■ 52401

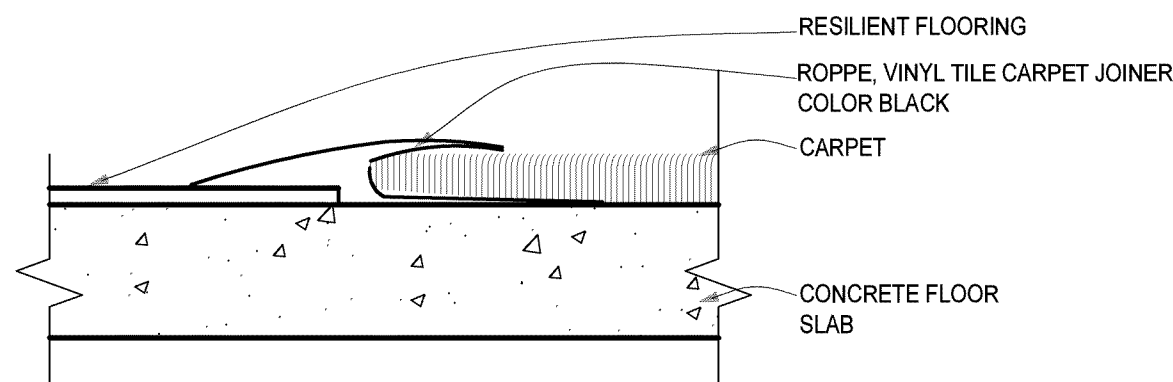
PHONE ■ 319.362.5484
FAX ■ 319.362.5520

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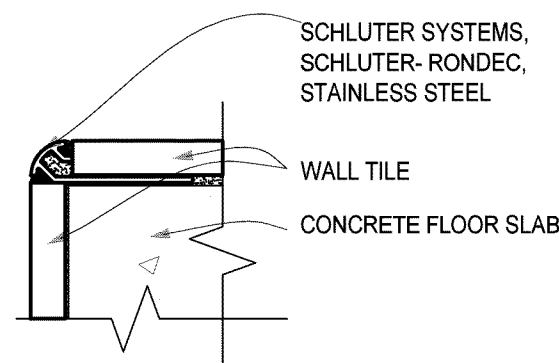
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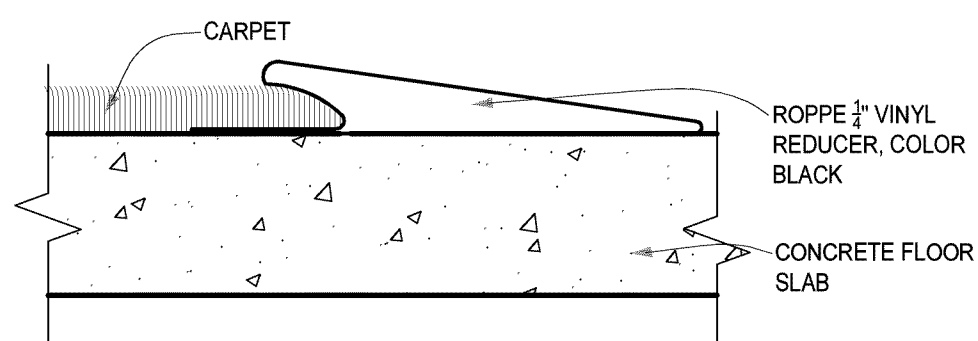
1 CERAMIC TILE TO CARPET
FULL SIZE



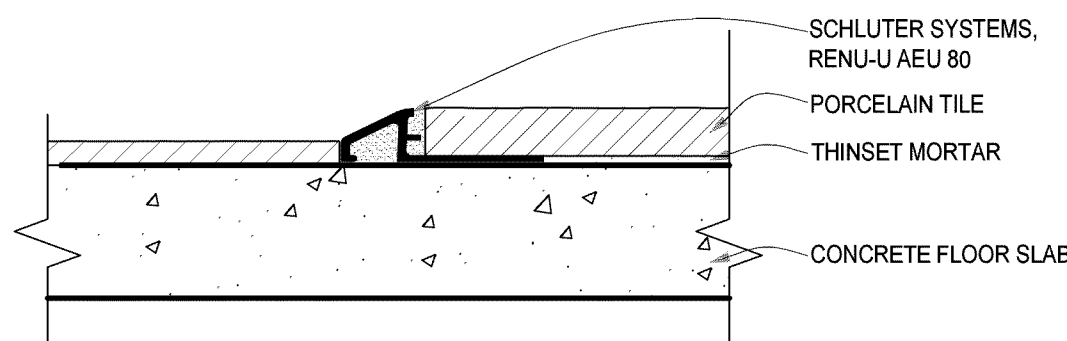
2 RESILIENT FLOORING TO CARPET
FULL SIZE



3 TILE CORNER DETAIL
FULL SIZE



4 CARPET TO CONCRETE
FULL SIZE



5 PORCELAIN TILE TO RESILIENT FLOORING
FULL SIZE

NOTE:
ADA COMPLIANT SLOPES/ PRODUCTS/ THRESHOLDS SHALL BE USED.

MATERIALS SCHEDULE (TO BE COMPLETED AFTER MATERIAL SELECTION WITH OWNER)			
CODE NO.	MATERIAL	NAME & NUMBER	MANUFACTURER
DIVISION 062000- INTERIOR ARCHITECTURAL WOODWORK			
SS-1	SOLID SURFACE COUNTER- RESTROOMS	X	X
SS-2	SOLID SURFACE COUNTER-BOARDROOM	X	X
SS-3	SOLID SURFACE COUNTER- BREAKROOMS	X	X
PL-1	PLASTIC LAMINATE- BOARD ROOM COUNTER	X	X
PL-2	PLASTIC LAMINATE- BOARD ROOM CABINETS	X	X
PL-3	PLASTIC LAMINATE- COFFEE BAR COUNTERS	X	X
PL-4	PLASTIC LAMINATE- COFFEE BAR CABINETS	X	X
PL-5	PLASTIC LAMINATE- BREAKROOM COUNTERS	X	X
PL-6	PLASTIC LAMINATE- BREAKROOM CABINETS	X	X
DIVISION 093000- CERAMIC TILE			
CT-1	PORCELAIN TILE	12" X 24" FLOOR TILE, 'CITY VIEW'	DAL-TILE
CT-2	PORCELAIN TILE	12" X12" WALL TILE, 'CITY VIEW' WITH 3" X12" BULLNOSE WAINSCOT TOP	DAL-TILE
CT-3	ACCENT TILE	3" X 12" - 'CITY VIEW'	DAL-TILE
DIVISION 095123- ACOUSTICAL CEILINGS			
ACT 1	ACOUSTICAL CEILING TILE	OPTIMA OPEN PLAN BEVELED TEGULAR 24" X 24" X 3/4"	ARMSTRONG
	ACOUSTICAL CEILING GRID	INTERLUDE XL 9/16" DIMENSIONAL TEE GRID, WHITE	ARMSTRONG
ACT 2	ACOUSTICAL CEILING TILE	OPTIMA, RECTILINEAR PLANK, TEGULAR EDGE, 24" X 96" X 1"	CHICAGO METTALIC
	ACOUSTICAL CEILING GRID	ULTRALINE 9/16" NARROW FACE 4800 W/ 1/8" BOLT SLOT, WHITE	CHICAGO METTALIC
DIVISION 096513- RESILIENT BASE			
RB-1	RESILIENT BASE	4" WALL BASE	X
RB-2	RESILIENT BASE	4" WALL BASE	ROPPE
			ROPPE
DIVISION 096813- CARPET TILE			
CARPET A	CARPET TILE	PARKWAY 2, GT187, COLOR: S89 PEARL HARBOR	LEES
CARPET B	CARPET TILE	GLAZE 2, GT185, COLOR: S89 PEARL HARBOR	LEES
CARPET C	CARPET TILE - ACCENT	COLOR BEAT, GT180, COLOR: S66 AQUATIC	LEES
DIVISION 099123- PAINTING/ STAINING			
P-1	PAINT- LOBBY	X- SW XXXX	SHERWIN WILLIAMS
P-2	PAINT- LOBBY ACCENT	X- SW XXXX	
P-3	PAINT- OPEN OFFICE- FIRST FLOOR	X- SW XXXX	SHERWIN WILLIAMS
P-4	PAINT- OPEN OFFICE ACCENT FIRST FLOOR	X- SW XXXX	SHERWIN WILLIAMS
P-5	PAINT- RESTROOMS	X- SW XXXX	SHERWIN WILLIAMS
P-6	PAINT- BREAKROOM	X- SW XXXX	SHERWIN WILLIAMS
P-7	PAINT- BREAKROOM ACCENT	X- SW XXXX	SHERWIN WILLIAMS
P-8	PAINT- OPEN OFFICE-LOWER LEVEL	X- SW XXXX	SHERWIN WILLIAMS
P-9	PAINT- OPEN OFFICE ACCENT LOWER LEVEL	X- SW XXXX	SHERWIN WILLIAMS
P-10	PAINT- BREAKROOM	X- SW XXXX	SHERWIN WILLIAMS
P-11	PAINT- CLG BULKHEADS	PURE WHITE- SW 7005	SHERWIN WILLIAMS
DIVISION 10- SPECIALTIES			
TPART	TOILET PARTITIONS	COLOR: SELECTED FROM STANDARD COLORS	GLOBAL PARTITIONS
LOC-1	LOCKER ROOM LOCKERS	ATHLETIC METAL LOCKERS, COLOR- SELECTED FROM STANDARD COLORS	
			LYON WORKSPACE PRODUCTS
DIVISION 12- FURNISHINGS			
	PEDIMAT ENTRANCE MAT	CLEAR ALUM FRAME, HEAVY DUTY CARPET, COLOR SELECTED FROM STANDARD COLORS	CONSTRUCTION SPECIALTIES

VERIFY ALL COLOR SELECTIONS WITH ARCHITECT PRIOR TO ORDERING MATERIALS

SCHEDULE ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE
CMU	CONCRETE MASONRY UNIT
CONC	SEALED CONCRETE
CONC	POLISHED CONCRETE
CT	CERAMIC TILE
GYP. BD	GYP SUM BOARD
P	PAINT
PL	PLASTIC LAMINATE
POLY	POLYURETHANE
RAF	RESILIENT ATHLETIC FLOORING
RB	RESILIENT BASE
SLD	SOLID SURFACE
WR	WATER REPELLANT

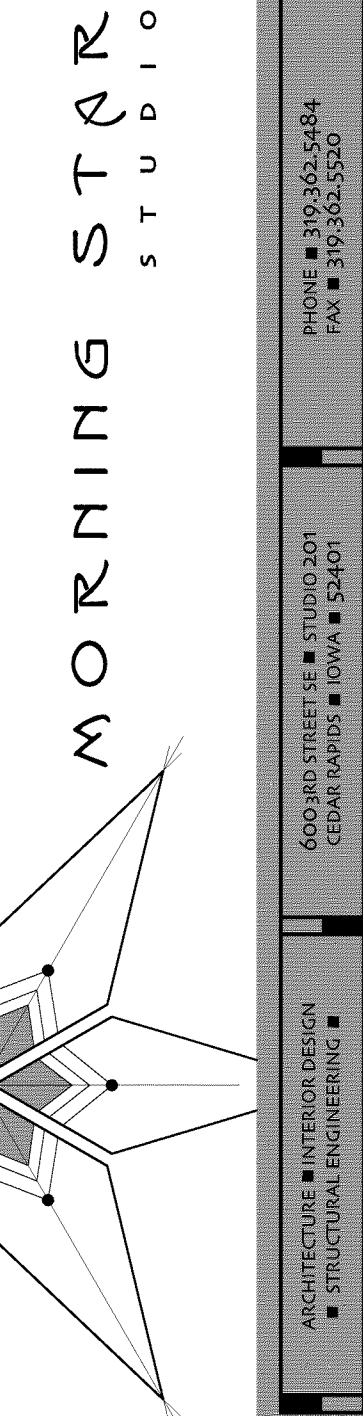
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1025 KIRKWOOD PARKWAY SW
CEDAR RAPIDS, IOWA

DESIGN
ENGINEERS

MECHANICAL AND ELECTRICAL CONSULTANTS
8801 PRAIRIE VIEW LAKE, SUITE 200
CEDAR RAPIDS, IOWA 52409 - 4850
TEL: 319.541.1744 FAX: 319.541.1749

MORNING
STAR
STUDIO

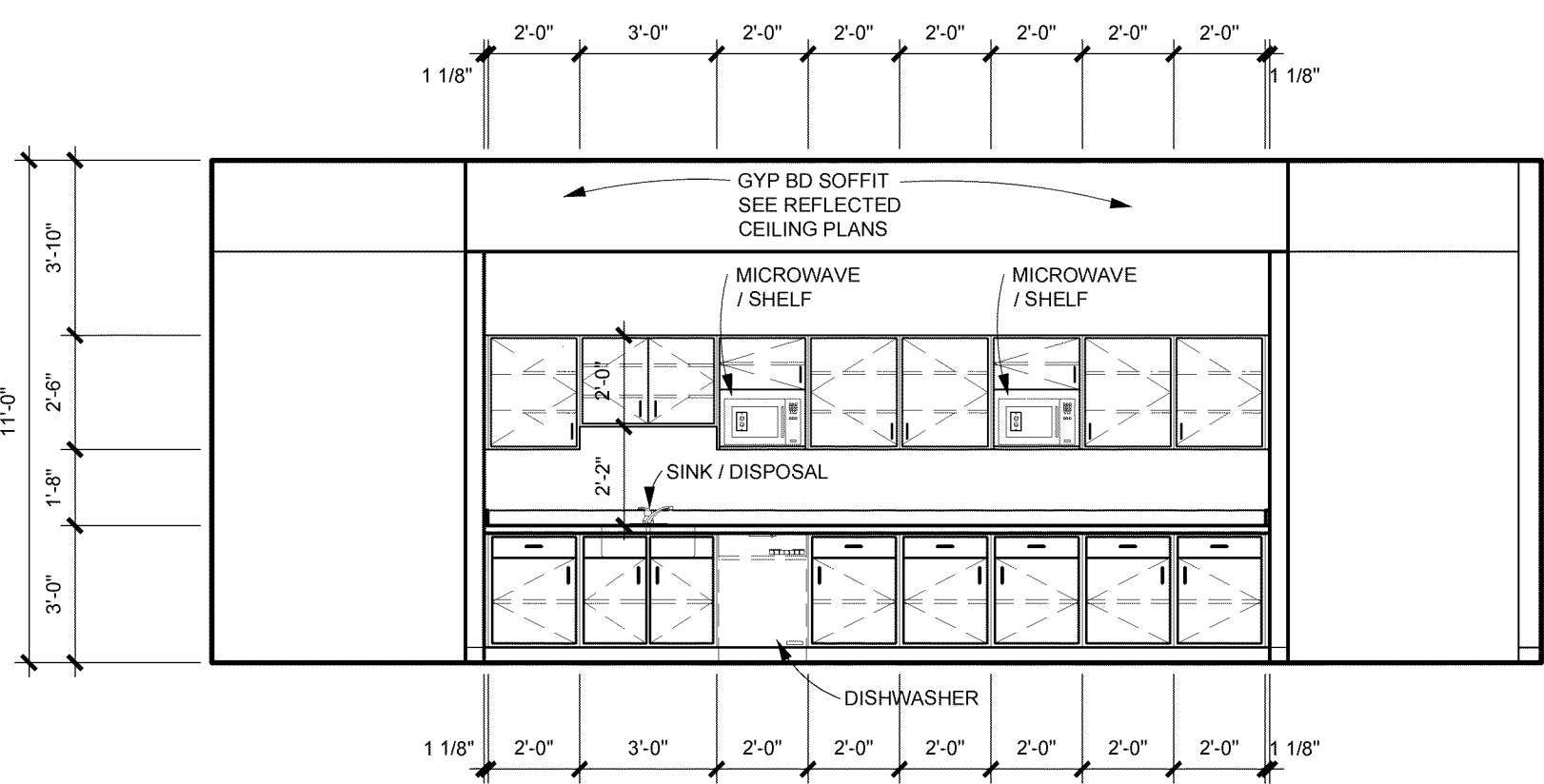


DATE	REVISIONS

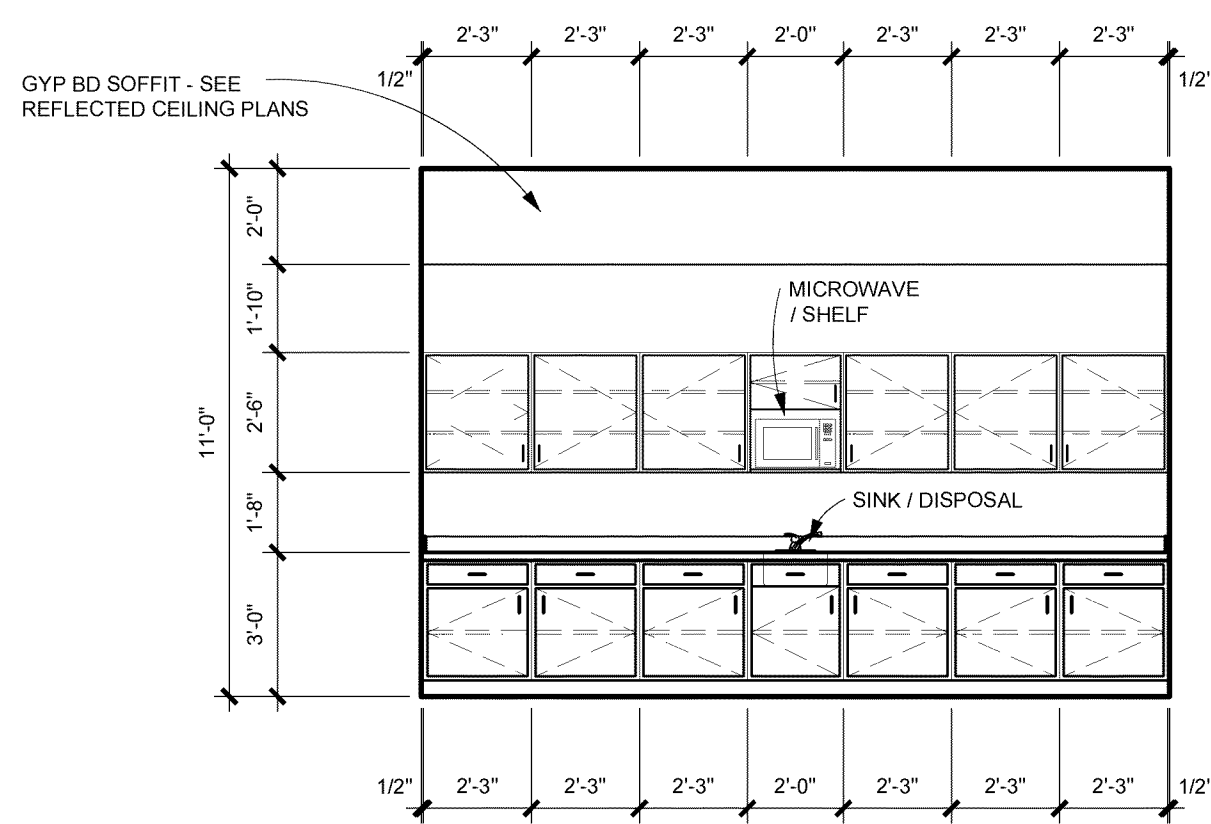
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DATE 06-14-2013
JOB NO. 12008
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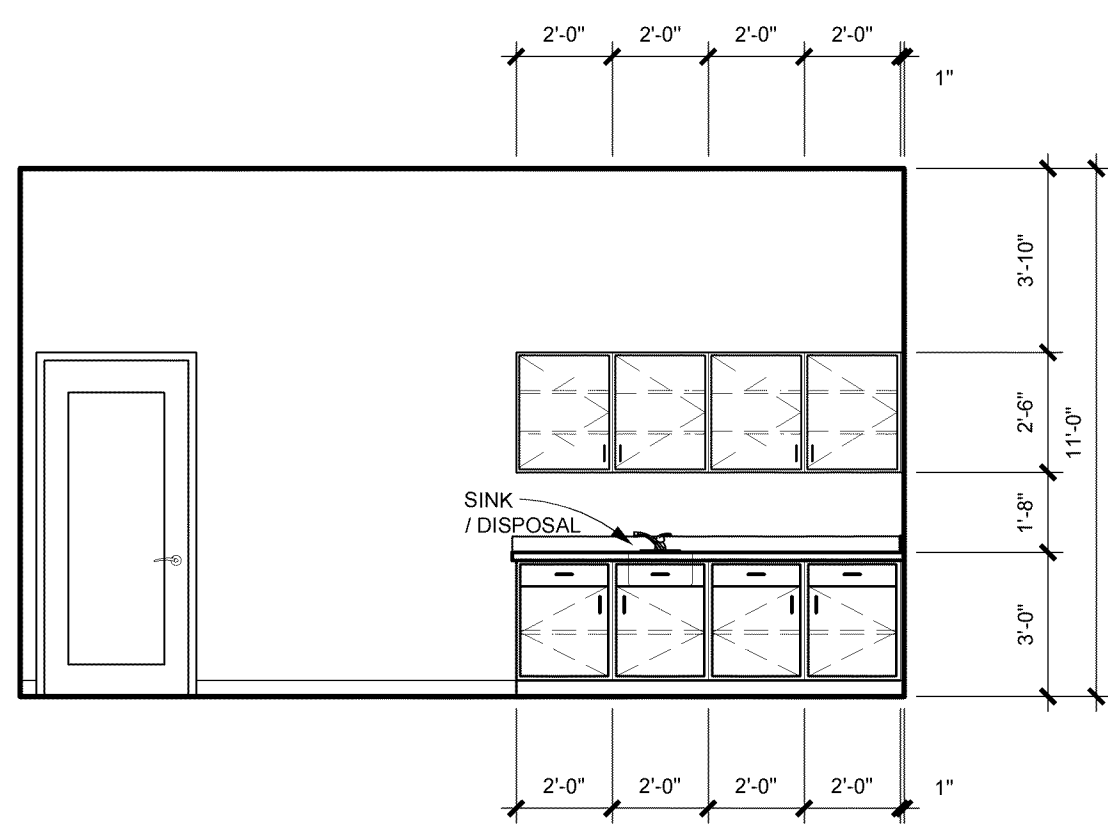
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A6.3



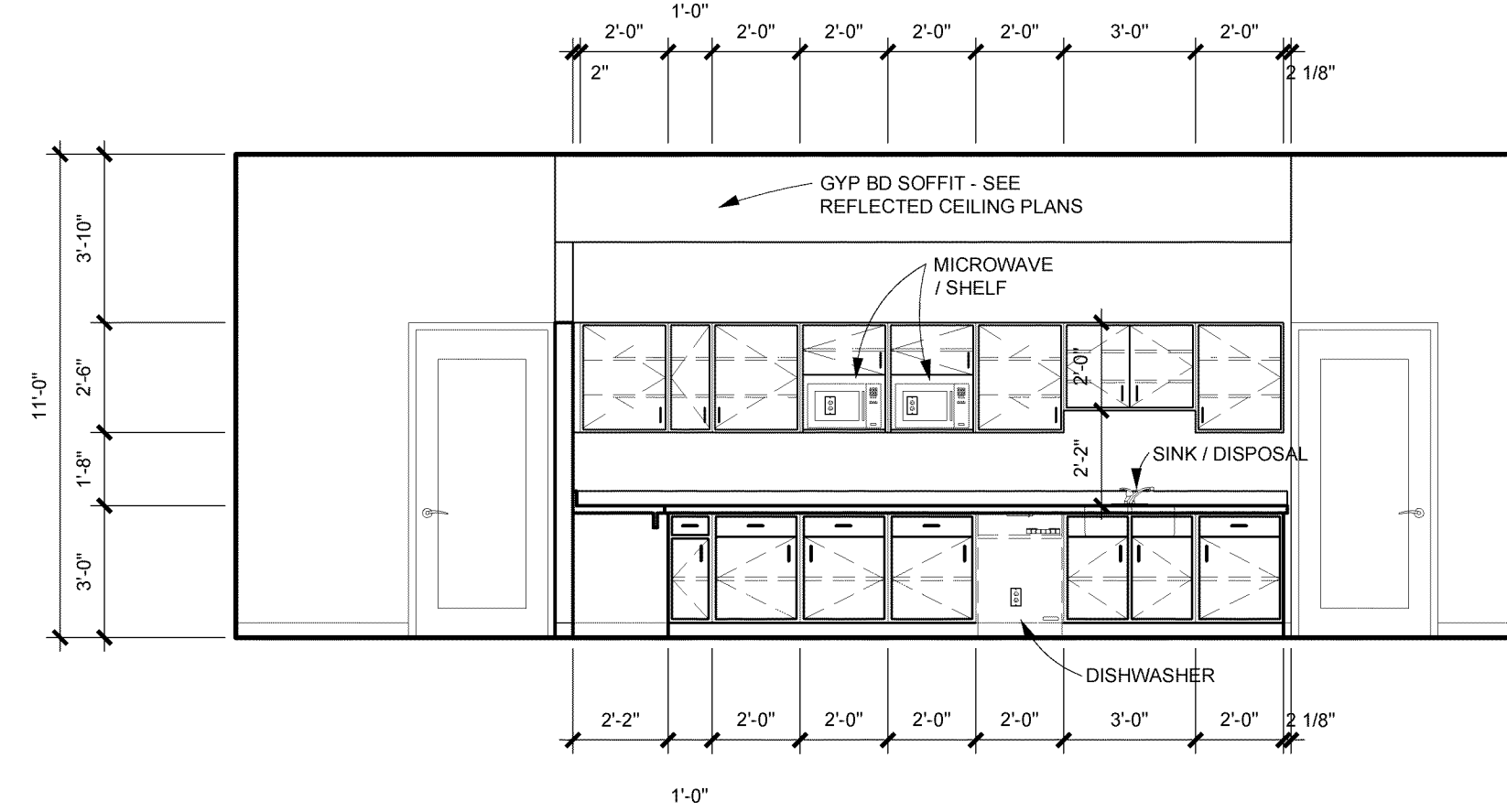
1 BREAKROOM 002
1/4" = 1'-0"



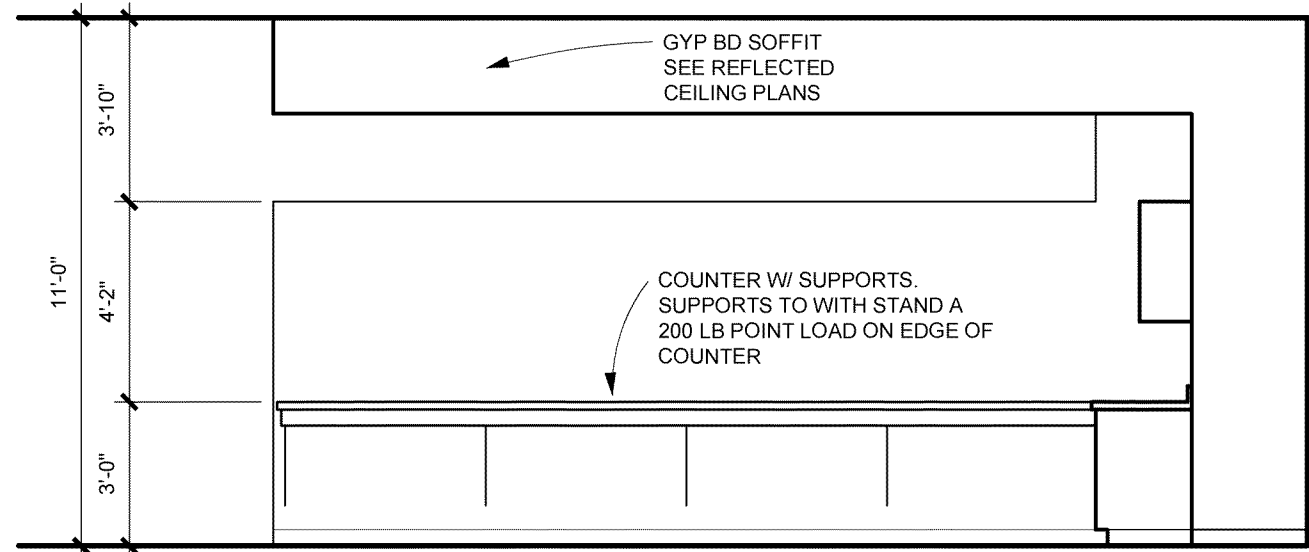
2 HALL 044
1/4" = 1'-0"



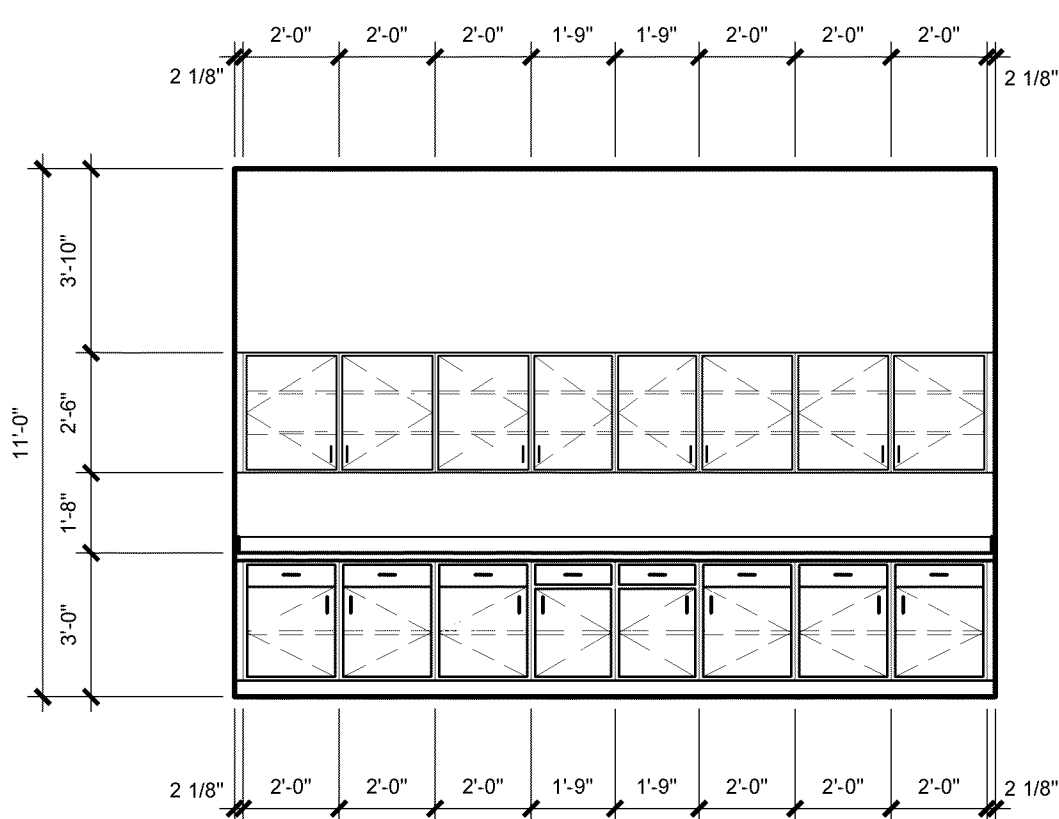
3 COFFEE 103
1/4" = 1'-0"



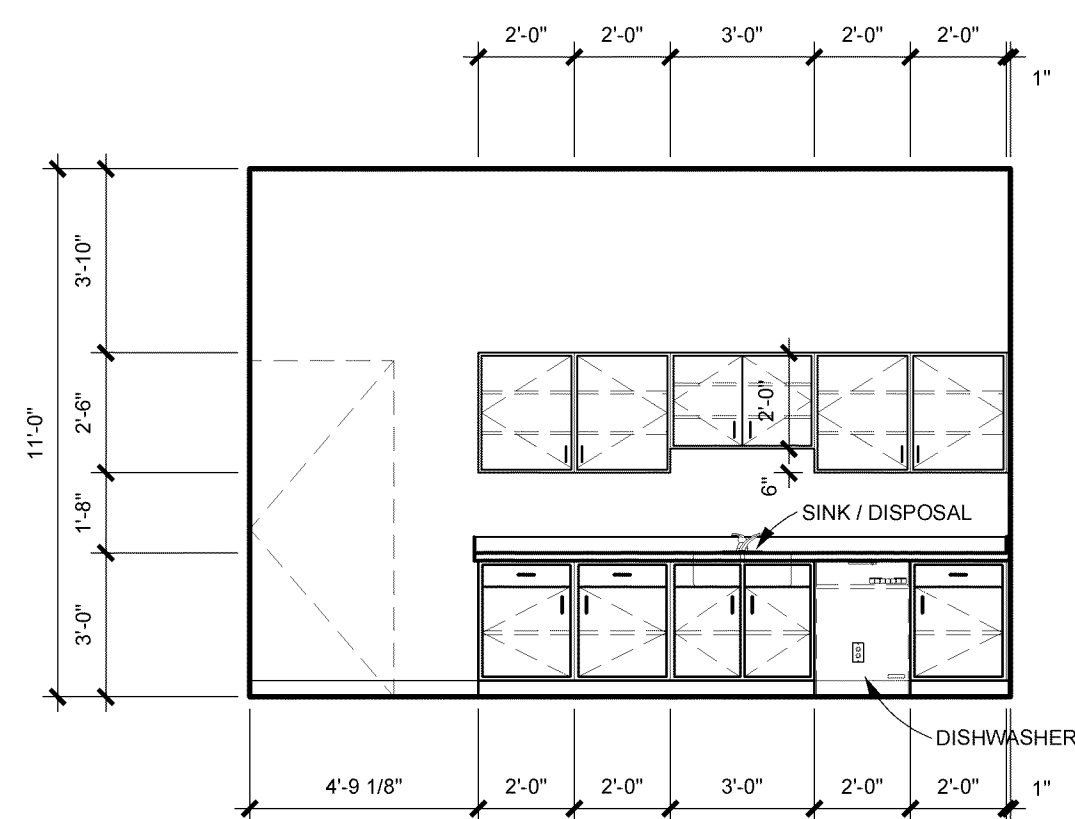
4 BREAKROOM 150
1/4" = 1'-0"



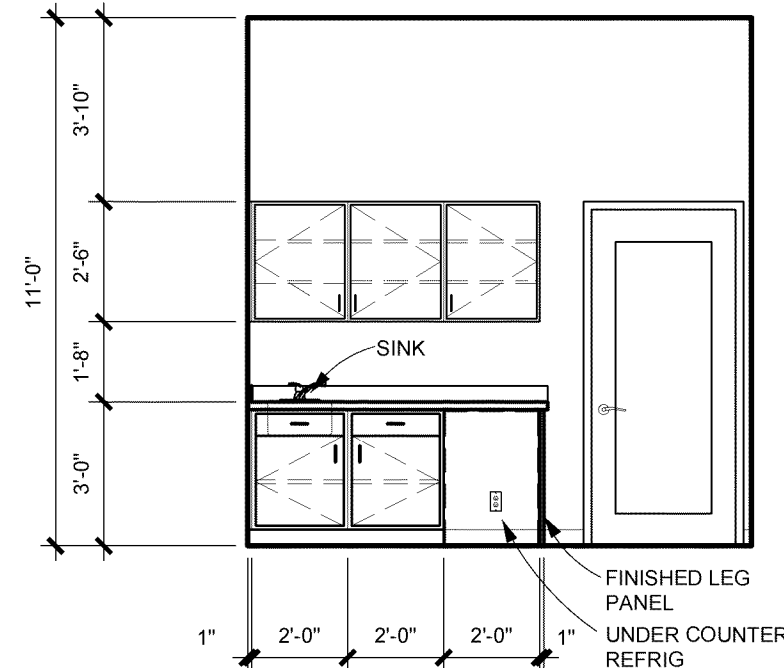
5 BREAKROOM 150
1/4" = 1'-0"



6 BOARD ROOM 168
1/4" = 1'-0"



7 COFFEE 170
1/4" = 1'-0"



8 LACTATION 133
1/4" = 1'-0"

CASEWORK NOTES

1. ALL BASE CABINETS SHALL BE 24" DP NOM, UNLESS NOTED OTHERWISE
2. ALL COUNTER TOPS SHALL BE 24" DP NOM, UNLESS NOTED OTHERWISE
3. ALL UPPER WALL CABINETS SHALL BE 12" DP NOM, UNLESS NOTED OTHERWISE
4. BACK SPLASH SHOWN SHALL MATCH COUNTER TOPS UNLESS NOTED OTHERWISE
5. ALL EXPOSED SURFACES INTERIOR AND EXTERIOR SHALL MATCH CABINET FRONTS
6. ALL SCRIBES SHALL MATCH CABINET FRONTS
7. PROVIDE WALL BLOCKING FOR ALL CASEWORK / WALL MOUNTED SPECIALTIES - VERIFY ANCHOR POINTS / BLOCKING LOCATIONS WITH CASEWORK / SPECIALTIES SUPPLIER

MORNING STAR STUDIO

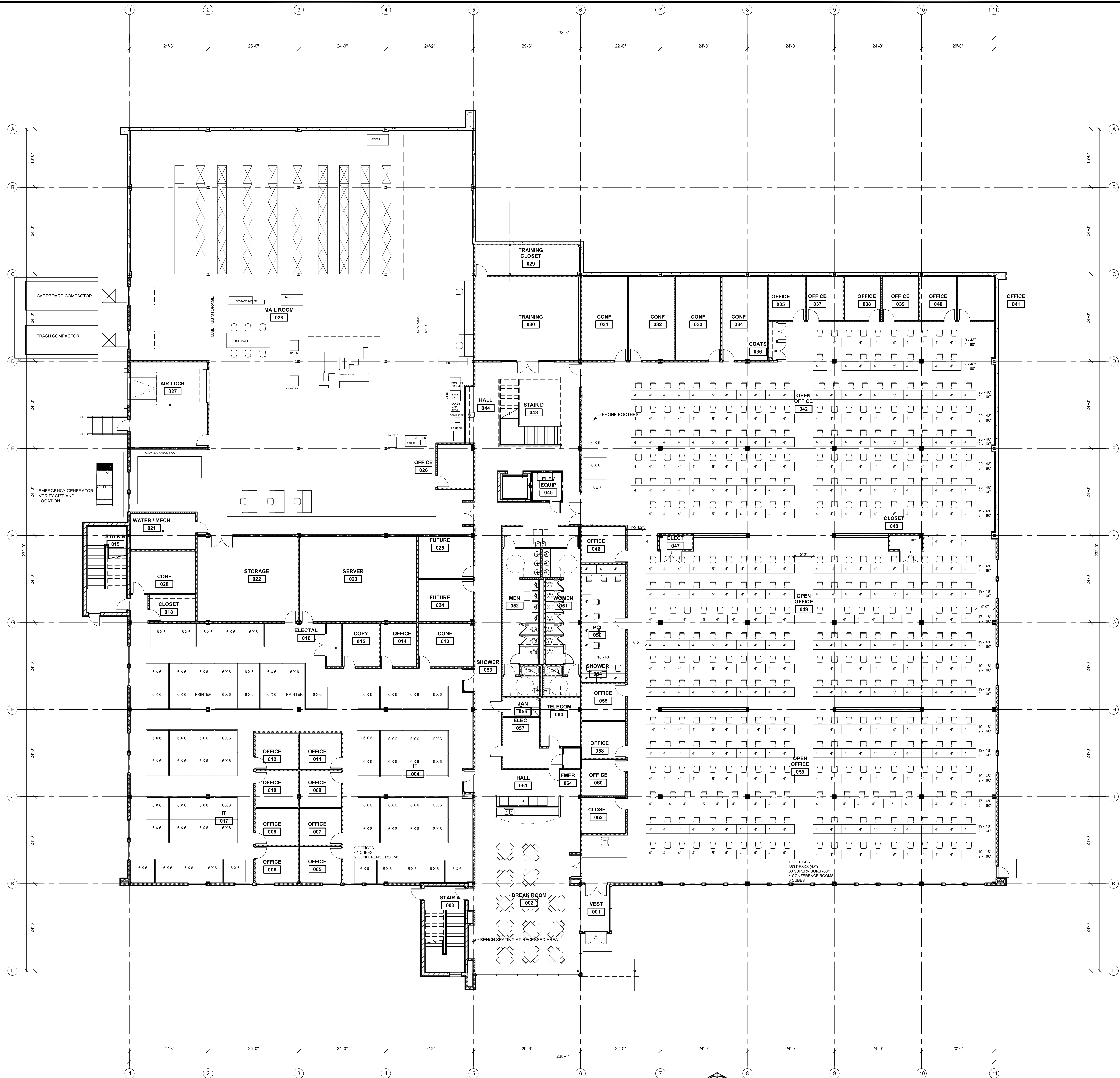
DESIGN ENGINEERS
MECHANICAL AND ELECTRICAL CONSULTANTS

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CEDAR RAPIDS, IOWA

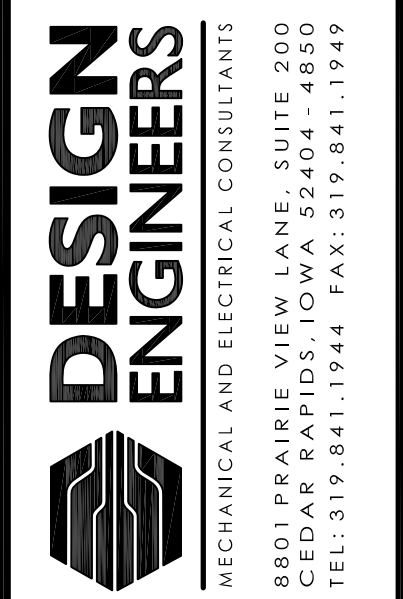
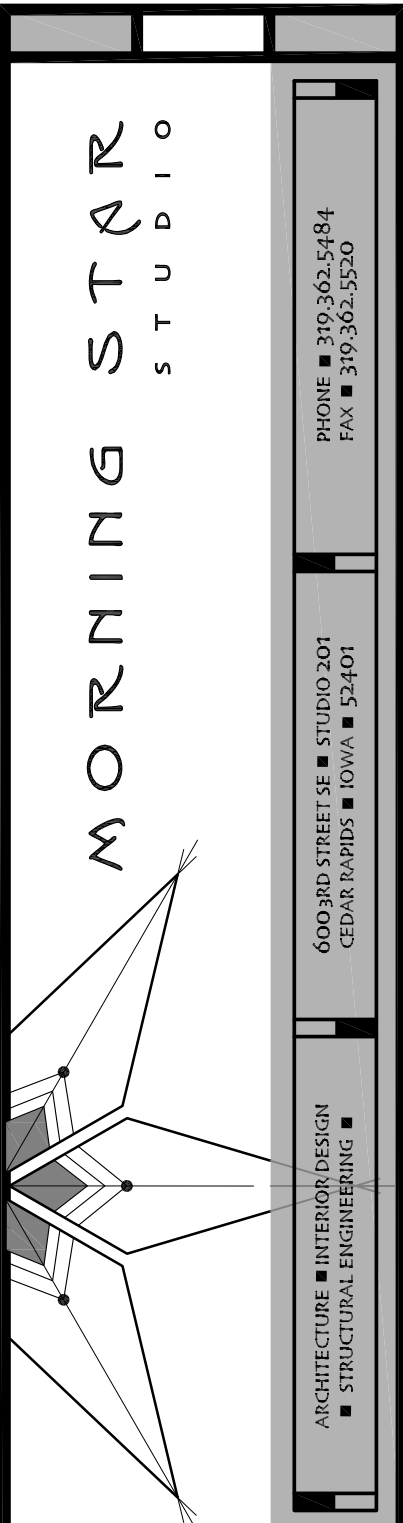
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DATE 08-14-2013	
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DRAWING NAME INTERIOR ELEVATIONS	

SHEET
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FURNISHINGS - LOWER FLOOR PLAN

3/32" = 1'-0"



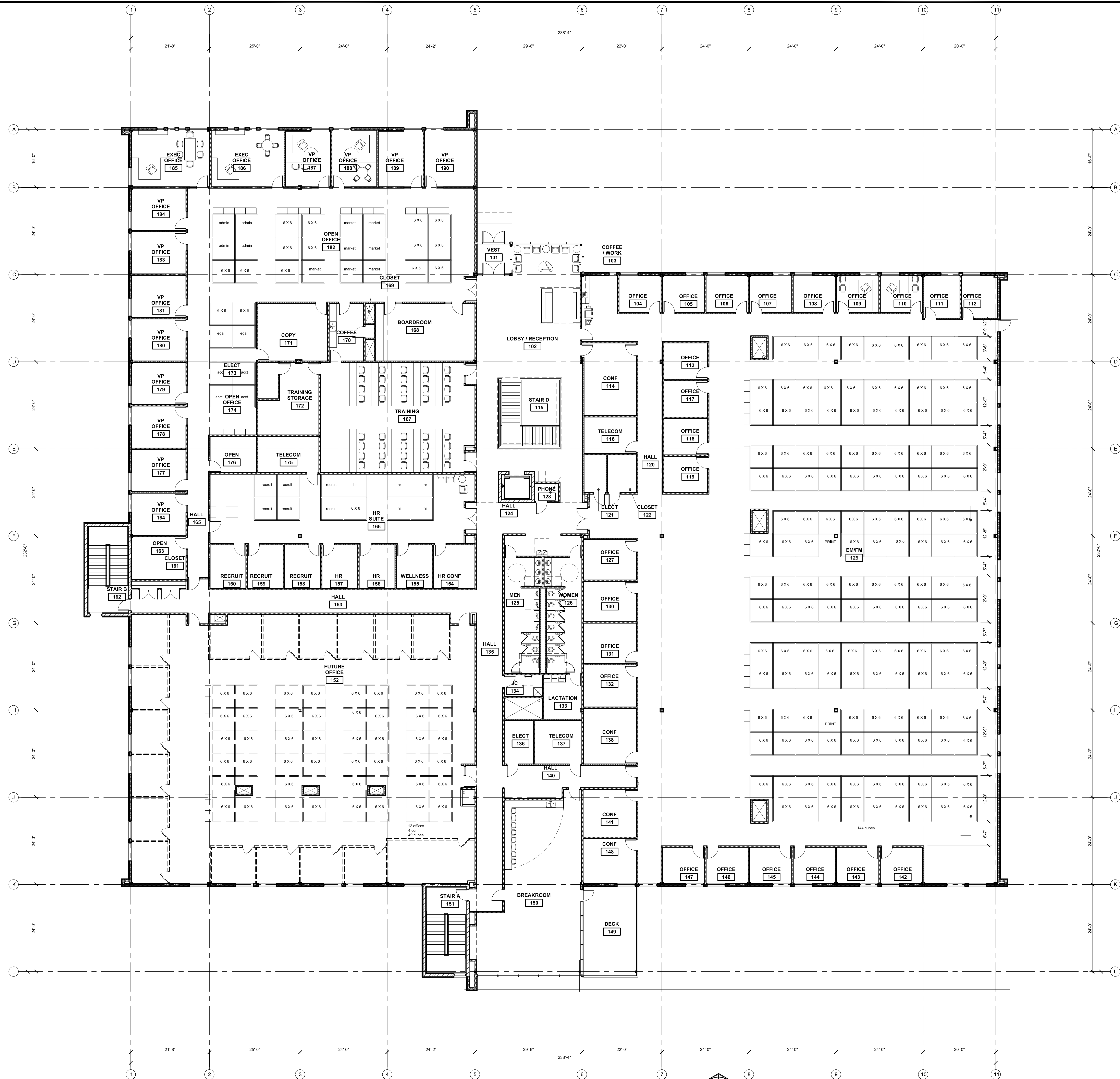
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CHECKED TP
DATE 08-14-2013
JOB NO. 12008
DRAWING NAME FURNISHINGS LOWER FLOOR PLAN

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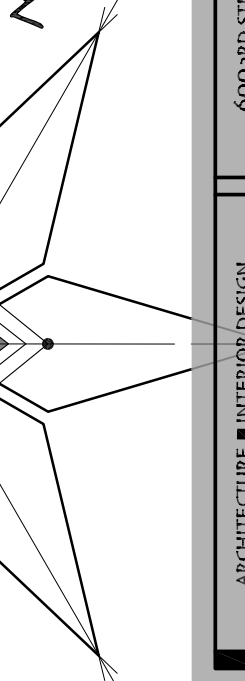


FURNISHINGS - FIRST FLOOR PLAN

3/32" = 1'-0"



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8801 PRAIRIE VIEW LANE, SUITE 200
CEDAR RAPIDS, IOWA 52404-7650
TEL: 319.841.1944 FAX: 319.841.1949

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CEDAR RAPIDS, IOWA

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CHECKED TP
DATE 08-14-2013
JOB NO. 12008
DRAWING NAME FURNISHINGS FIRST FLOOR PLAN

SHEET
A8.1