

NOTICE OF PUBLIC MEETING

Governmental Body: Van Meter Planning and Zoning Commission

Date of Meeting: Wednesday, December 17, 2014

Time/Location of Meeting: 6:30PM – Veterans Reception Center, 910 Main St, Van Meter

Agenda:

1. Call to Order/Roll Call
2. Approval of Agenda
3. Approval of Minutes from June 18, 2014
4. Review and provide the City Council with a recommendation on the Integrated Sales facility expansion at 527 Main Street.
5. Adjournment

Posted this 16th day of December, 2014.

Jacob R. Anderson, City Administrator

City of Van Meter Planning and Zoning Commission
Minutes 6-18-2014

- 1) The Van Meter Planning and Zoning Commission met on Wednesday, June 18, 2014 at the Veteran's Reception Center at 910 Main Street. Chair Jesse Leckband called the meeting to order at 6:31P.M. Members present were: Jerney Feldman, Joe Herman, and Lyn Lyon. Members absent were: Ernie Hockenberry and Gayle O'Brien.

Also present was Pat Shepard of Civil Engineering Consultants, Paul Stender, City Engineer Bob Veenstra Jr., and City Administrator Jake Anderson.

- 2) Chair Leckband asked for a motion to approve the agenda. Moved by Feldman supported by Lyon. Passed unanimously.
- 3) Chair Leckband asked for a motion to approve the minutes from May 21, 2014 as presented. Moved by Herman supported by Lyon. Passed unanimously.
- 4) Pat Shepard and City Engineer Bob Veenstra Jr. presented the final plat and construction drawings for the Kenyon Ridge Final Plat. Shepard explained that the plat creates 18 lots ranging in size from 1.5 to 3.4 acres. City Engineer Bob Veenstra Jr. noted that the City's review is extraterritorial and is limited to enforcing compliance with the City's subdivision ordinance. The project plans asphalt streets with a rural cross section, water service provided by Zenia Rural Water, and a variety of individual septic systems. Veenstra noted that for consistency with the Kenyon Hill Cove final plat, the topography of the area, and the distance from existing City services, City Staff is recommending that the requirements of the subdivision ordinance be waived so as to allow the project to proceed. After some discussion regarding fire protection Herman moved supported by Feldman to recommend to the City Council that the subdivision ordinance requirements be waived to allow the project to proceed. Passed unanimously.
- 5) Having no further business Chair Leckband asked for a motion to adjourn. Moved by Feldman supported by Herman to adjourn. Passed unanimously.

_____ Jesse Leckband, Chair

ATTEST:

_____ Jake Anderson, City Administrator

From: [Bob Veenstra](#)
To: [Jake Anderson](#)
Subject: Re: FW: Integrated Sales office expansion - Golwitzer
Date: Saturday, December 13, 2014 12:26:29 PM

Jake

The only issue may be the rear yard set back. I believe this parcel is in a C-1 district. The rear yard setback is 35 feet and they are showing 25 feet. The rear yard can be decreased by one foot for each foot the front yard is increased over 25 feet. I am not sure they have the lot lines exactly correct as the south lot line would normally be at the north edge of the sidewalk and not the south edge. However, the county assessor map shows the line in the middle of the sidewalk.

The lot is 132 feet north to south and the expanded building scales 65 feet. The combined front and rear setback is 60 feet (35 +25). That total is 125 feet indicating there is 7 feet to spare. I think we need to confirm the maximum north south dimension of the expanded building is not more than 72 feet. If so the combined setback would be at least 60 feet and would be acceptable even without finding the exact location of the lot line.

It sure appears the building is less than 72 feet so I think everything is met, but it makes sense to have them confirm the building size.

Bob Veenstra

Jake Anderson wrote:

>
> *From:* Brenda Golwitzer [<mailto:bgolwitzer@int-sales.com>]
> *Sent:* Thursday, December 11, 2014 2:42 PM
> *To:* Jake Anderson
> *Cc:* Jarret Golwitzer; Brenda Golwitzer
> *Subject:* FW: Integrated Sales office expansion - Golwitzer
> *Importance:* High
>
> Jake, per your request, we have drawn our lot lines and proposed
> building layout in on the "Google Maps" document that is attached. We
> have also show feet to north of lot line from proposed building (25')
> and feet to sidewalk from proposed building on east side (21').
>
> As we discussed, we'd like to have this reviewed at the regular
> meeting time of the planning and zoning committee next Wed., December
> 17th . Please let us know what else is needed as soon as possible so
> that we can continue our progress.
>
> All other documents are attached from previous e-mail as well.
>
> Thanks!
>
> Brenda
>
> Brenda Golwitzer
>

> Integrated Sales Inc.
>
> P.O. Box 254
>
> 527 Main Street
>
> Van Meter, IA 50261
>
> 515-554-4331 (direct/mobile)*
>
> 515-528-7463 (inside sales office)
>
> 515-864-0095 (fax)
>
> bgolwitzer@int-sales.com <<mailto:bgolwitzer@int-sales.com>>
>
> www.int-sales.com <<http://www.int-sales.com/>>

> *From:* Brenda Golwitzer
> *Sent:* Tuesday, December 09, 2014 3:24 PM
> *To:* 'Jake Anderson'
> *Cc:* Jarret Golwitzer
> *Subject:* Integrated Sales office expansion - Golwitzer

> Jake,

>
> About a month ago, I forwarded plans to you for our office. I know
> Brian Anderson also brought in plans to discuss with you. You
> mentioned you were going to send them to Veenstra & Kimm for plan
> review. I'm attaching the plans again here.

>
> FYI - Based upon our calculations, from the outside of the wall on the
> north side of the building to the alley will be 25 feet; the outside
> edge of the garage to the east will be 21 feet to the sidewalk.

>
> We are going through the process of getting bids in (Brian Anderson is
> one of the contractors we're looking at) and would like to start the
> process in the next week or so since the weather has been holding
> on. I'm attaching the "Call Before you Dig/Van Meter City Ordinance"
> document (of which we already had them come out and mark it off as we
> had to remove the stump from the tree that fell); "City of Van Meter –
> Building Application & Permit" document; and the "Application for Tax
> Abatement Under the Urban Revitalization Plan for Van Meter, Iowa"
> document. Please review these and let me know what else is required
> for us to move forward – when does the City Planning & Zoning meet?

> Please let me know as soon as possible.

> Thanks!

> Brenda

> Brenda Golwitzer

> Integrated Sales Inc.

> P.O. Box 254

>
> 527 Main Street
>
> Van Meter, IA 50261
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> 515-554-4331 (direct/mobile)*
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>
> bgolwitzer@int-sales.com <<mailto:bgolwitzer@int-sales.com>>
>
> www.int-sales.com <<http://www.int-sales.com/>>
>

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2015.0.5577 / Virus Database: 4253/8740 - Release Date: 12/15/14



Plans For INTEGRATED SALES INC. OFFICE EXPANSION

527 MAIN ST., VAN METER, IA

SIMONSON
SIMONSON & ASSOCIATES ARCHITECTS LLC
1717 Ingersoll Avenue Suite 117 Des Moines IA 50309
ph 515 440 5626 www.simonsonassoc.com

This drawing has been prepared by the Architect under the supervision of the Architect's direct supervision. This drawing is intended for use on the project and is not to be used for any other purpose without the prior written consent of the Architect. The Architect assumes no responsibility for the accuracy or completeness of information furnished by the client or for the accuracy or completeness of information furnished by the contractor. The Architect's liability is limited to the professional services rendered by the Architect and its Associates.

CODE SUMMARY

The following is not intended to be an all inclusive list, but rather a general summary. Failure to identify a requirement does not give any contractor the right to violate, in whole or part, any codes, ordinances or governing authority requirements, etc.

Code Referenced: 2009 INTERNATIONAL BUILDING CODE (IBC)
The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use & occupancy, location, maintenance, removal & demolition of every building or structure or any appurtenances connected or attached to such buildings or structure.

Existing Structures (Section 102.6):
The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change.

Use & Occupancy Classification (Chapter 3):
B BUSINESS (Section 304)

Allowable Height & Building Areas (Chapter 5): Most Restrictive Occupancy - B
Allowable Height (Table 503 & Section 504): 40' Height

Actual Height: 1 STORY & <40'

Allowable Area (Table 503 & Section 506): 9,000 sf (Table 503)

Frontage Increase (not tabulated)

+ No sprinkler increase

=9,000 sf TOTAL

Actual Square Footage: 3,170 SQUARE FEET approximately

Type of Construction (Chapter 6): TYPE VB (Wood; Non-Rated)

No Fire-Resistance Rating Requirements for Building Elements such as Structural Frame, Int./Ext. Walls, Floor or Roof. However, building materials must be non-combustible.

Roof Fire Classification (Table 1505.1): CLASS C

Fire-Resistant Rating Requirements for Exterior Walls Based On Fire Separation Distance (Table 502):
>10' No Fire-Resistance Rating Requirements

Automatic Sprinkler Systems (Section 903): NO AUTOMATIC SPRINKLER REQUIRED

Portable Fire Extinguishers (Section 906 refers to IFC 906): EXTINGUISHERS REQUIRED
Class A Fire Hazards (Business) - Max. travel distance <75' (Table 906.3(1)).

Minimum Required Egress Width (Section 1005.1):
REQUIRED: Egress Components - 32 Occ. x 2' = 6.4'(32" Clear Min.); PROVIDED: 138"

Minimum Number of Exits (Section 1015&1021, Table 1015.1,1021.1&2):

1 REQUIRED; 4 PROVIDED

Number of Accessible Means of Egress (Section 1007.1): 1 REQUIRED

ACCESSIBILITY (Chapter 11):

Buildings and facilities shall be designed and constructed to be accessible in accordance with this code and ICC/ANCI A117.1.

IMPORTANT DESIGN BID/BUILD NOTE:

The Contractor acknowledges by submission of their bid that they have a thorough understanding of the project and of the Owner/Landlord's & Tenant's expectations for a completed project. The Contractor also acknowledges that the Contractor has thoroughly reviewed these documents and has requested of the Owner, Tenant, Architect, Engineers or others any and all clarifications, and has received clear answers to said clarifications, required to resolve outstanding issues related to the completeness and accuracy of the design documents for estimating and construction purposes. The Contractor further acknowledges that the Contractor's bid includes all components of construction, including but not limited to: General Requirements, Concrete, Masonry, Metals, Wood, Plastics, Thermal, Moisture, Openings, Finishes, Fire Suppression, Plumbing, HVAC, Electrical, Communications, Safety, Security, Earthwork, Site, Utilities; for a completed project based upon industry standards for all disciplines and governing authorities requirements. Any and all components not included in this bid are identified on the bid submission as "not included in this contract." The design documents do not represent the means and methods of construction. The Contractor also acknowledges sequencing and means and methods of construction shall be the sole responsibility of the Contractor, and any and all costs associated with the means and methods of construction are included in the base bid.

IMPORTANT DESIGN DOCUMENT NOTE:

Simonson & Associates Architects LLC and their consultants has completed these design documents to the level of detail requested by our client. The level of detail may range from schematic design document(s) mainly conveying programmatic information to fully detailed engineered documents and specifications. However, the clients intent and expectations are that these documents be used as the basis for design for an all-inclusive completed project based upon industry standards for all disciplines and governing authorities requirements.

CLIENT

Integrated Sales Inc.
527 Main St.
Van Meter, IA 50261
(515) 528-7463
(515) 864-0095 Fax
contract: Jarrett Golwitzer
email: jgolwitzer@int-sales.com

ARCHITECT

Simonson & Associates Architects L.L.C.
1717 Ingersoll Avenue, Suite 117
Des Moines, IA 50309
(515) 440-5626
(515) 440-0964 Fax
contact: Todd Wiskus
e-mail: twiskus@simonsonassoc.com

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly-registered architect under the laws of the State of Iowa.	
Michael W. Simonson	
Signature	Date Issued
Sheets covered by this seal: CS, AD1.1, A1.1, A1.2, A1.3, A2.1, A3.1, A4.1	
June 30, 2015	
Registration Expires	

STRUCTURAL ENGINEER

Tometch Engineering
10501 Buena Vista Court
Urbandale, IA 50322
(515) 280-8022
contact: Carl Stump
e-mail: cjs@tometchengineering.com

JURISDICTION

City of Van Meter
505 Grant St.
Van Meter, IA 50261
(515) 996-2644

GENERAL NOTES

- These documents and the design they represent are the property of Simonson & Associates Architects LLC. No changes to these documents either in whole or in part may be made in anyway without their prior knowledge and written consent.
- Refer to additional notes and legends on all other documents.
- Refer to civil, GEOTECHNICAL, environmental, structural, mechanical, electrical, plumbing, fire and life-safety documents for additional information or requirements. Reference to other disciplines is conceptual for purposes of coordination with architectural design only.
- Before commencement of any work, contractor shall give all notices and obtain all permits. Contractor shall comply with all applicable codes, laws, ordinances, rules, regulations, requirements of governing agencies and authorities, hazardous material application and disposal requirements, etc.
- The ADA or ADAAG is a civil rights act and is subject to legal interpretation through the judicial process. Reasonable care was exercised in interpreting the guidelines and all guidelines may not be indicated on these plans; however, failure to identify a guideline does not give this contractor the right to violate them. The contractor must comply with all guidelines as required by the ADAAG.
- These drawings represent the completed project, at time of substantial completion. The intent of the drawings is to include all items necessary for the proper execution and completion of the work. Unless otherwise noted, they do not represent the means and methods of construction. Sequencing and means and methods of construction shall be the sole responsibility of the general contractor.
- These drawings do not contain information with regard to construction safety procedures. The contractor is solely responsible for all construction safety and shall perform all work in accordance with governing authorities construction safety guidelines.
- Provide complete in place all labor, transportation, material, taxes, fees, permits, licenses, insurance, utilities, inspections, equipment, machinery, supervision, and other items necessary to complete the work in strict compliance with the plans, documents and specifications prepared by the architect and approved by the owner.
- Verify existing conditions prior to fabrication and prior to proceeding with the work, and notify the architect immediately of significant discrepancies which may impact aesthetics, durability, cost and/or schedules.
- Do not scale drawings in order to determine intended layout or dimensions. If dimensions are in question the contractor shall be responsible for obtaining clarification before continuing with work. Drawings are intended only as a graphically correct representation of work to be accomplished.
- Remove and replace materials damaged during the course of construction to the satisfaction of the owner. Repair existing public facilities damaged during the course of construction to the satisfaction of the governing authority.
- All work shall be of good quality and all materials and equipment shall be new and free from defects for a period of one year from the date of substantial completion of work. Any extended warranties obtained from suppliers or subcontractors shall be forwarded to the owner.
- All requirements not followed, including substitutions not properly approved and authorized, in writing, may be considered defective.
- Comply with all weather-related construction requirements. Do not build with or on frozen, saturated, contaminated, or inappropriate substrates or conditions.
- Provide positive drainage of surface water away from and off all buildings without ponding or water adjacent to or on buildings or pavements.
- By submitting shop drawings, product data and samples, the general contractor and sub-contractor has verified and approved the information contained within. The general contractor's review and approval shall be shown on each submittal prior to the submission to the architect.

ARCHITECTURAL

- | | |
|--------|---------------------------------|
| CS | COVERSHEET |
| AD 1.1 | DEMOLITION PLAN |
| A 1.1 | FLOOR PLAN |
| A 1.2 | REFLECTED CEILING PLAN |
| A 1.3 | ROOF PLAN |
| A 2.1 | EXTERIOR ELEVATIONS |
| A 3.1 | BUILDING SECTIONS |
| A 4.1 | BATHROOM PLANS & ADA CLEARANCES |

DRAWINGS BY OTHERS

STRUCTURAL

- | | |
|------|---------------------------|
| S0.1 | GENERAL NOTES |
| S1.0 | FOOTING & FOUNDATION PLAN |
| S2.0 | ROOF FRAMING PLAN |

GEOTECHNICAL

(Not Available)

FIRE DETECTION & ALARM

(Refer to Fire Detection & Alarm System 'Design/Build' documents by sub-contractor under separate cover.)

MECHANICAL (PLUMBING) & ELECTRICAL

(Refer to Mechanical, Plumbing & Electrical 'Design/Build' documents by sub-contractor under separate cover.)



NOTE:
AS-BUILT CONDITIONS MUST BE FIELD VERIFIED PRIOR TO FINAL LAYOUT AND CONSTRUCTION OF INTERIOR TENANT IMPROVEMENTS. ALL DRAWINGS ARE SUBJECT TO JURISDICTION APPROVAL.

LEGEND:

- - DOOR INDICATOR
- - ROOM INDICATOR
- △ - REVISION INDICATOR
- ◇ - WALL TYPE IDENTIFIER
- ◊ - WINDOW INDICATOR

INTEGRATED SALES INC. OFFICE EXPANSION
527 Main St., Van Meter, IA

Rev. #	1	ISSUED FOR OWNER APPROVAL
Date	10-30-14	

Job No. 14113
Proj. Mgr. TKW

Sheet Title
COVERSHEET

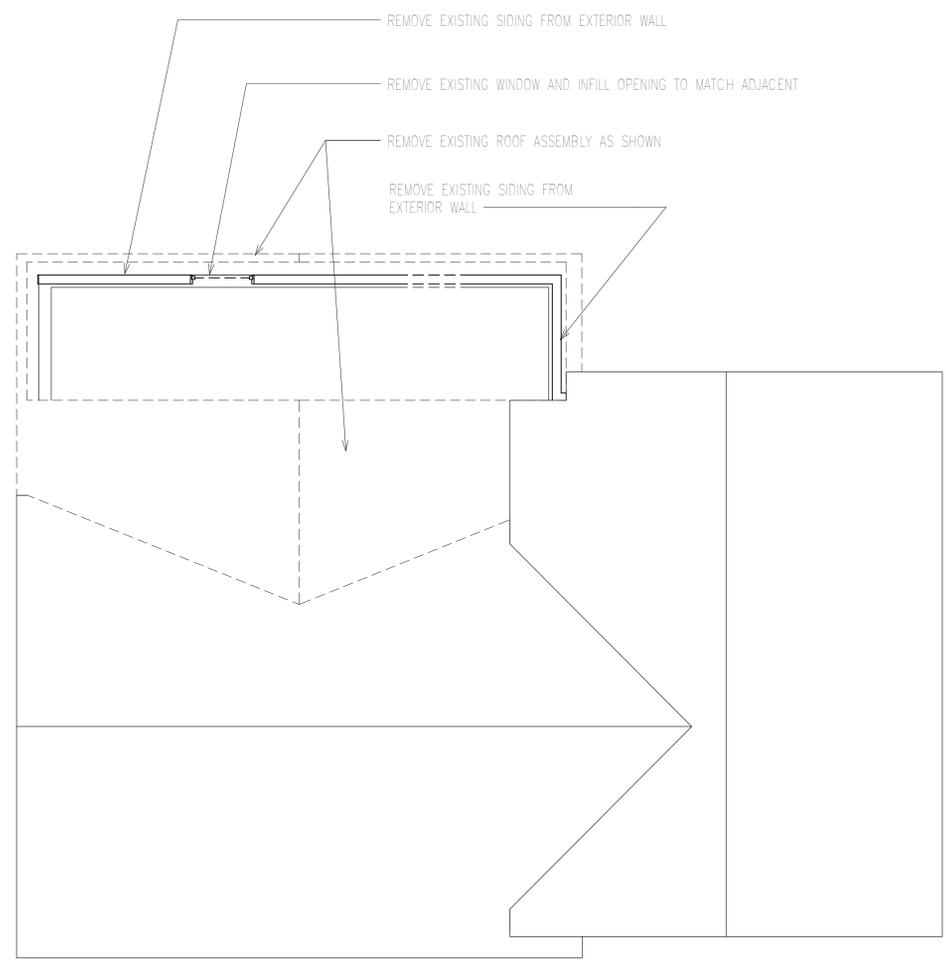
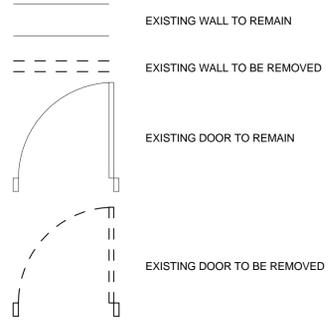
Sheet No.
CS

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GENERAL DEMOLITION NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. VERIFY EXISTING CONDITIONS BEFORE FABRICATION OR PRIOR TO PROCEEDING WITH THE WORK, AND NOTIFY THE ARCHITECT AND OWNER IMMEDIATELY OF SIGNIFICANT DISCREPANCIES.
3. REVIEW ALL INVESTIGATIONS AND ASSESSMENTS BEFORE PROCEEDING WITH THE WORK. INVESTIGATIONS AND ASSESSMENTS MAY INCLUDE BUT ARE NOT LIMITED TO: SURVEYS, TRAFFIC, ACCESSIBILITY, ENVIRONMENTAL, HAZARDOUS, CHEMICAL, MATERIAL, STRUCTURAL, THERMAL, MOISTURE, GEOPHYSICAL, GEOTECHNICAL, WEATHER, ETC.
4. ALL EQUIPMENT AND DEMOLITION DEBRIS SHALL BE REMOVED IN AN ACCEPTABLE MANNER SO AS TO NOT DAMAGE THE SURROUNDINGS. SUPPORT AND PROTECT REMAINING AREAS THAT SURROUNDS DEMOLITION AREAS. MAINTAIN FLASHING, REINFORCEMENT, LINTELS, AND ADJOINING CONSTRUCTION IN AN UNDAMAGED CONDITION. BARRIERS & WARNING DEVICES TO PROTECT PUBLIC SHALL BE USED.
5. ALL EQUIPMENT AND DEMOLITION DEBRIS, MATERIALS, RUBBISH AND TRASH SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH GOVERNING AUTHORITIES APPLICABLE LAWS, REGULATIONS AND ORDINANCES IN A PERMITTED LANDFILL OR RECYCLE FACILITY. BURNING DEMOLISHED MATERIALS IS NOT ALLOWED.
6. REPAIR AND PATCH AREAS AFFECTED BY DEMO OR DETERIORATION TO A WEATHER TIGHT CONDITION & TO MATCH EXISTING ADJACENT FINISHED CONDITIONS. LARGER AREAS WITH SIMILAR ADJACENT MATERIALS. SMALLER HOLES & JOINTS WITH COLOR MATCHED SEALANT. AREAS NOT SPECIFIED FOR DEMOLITION THAT IS TEMPORARILY REMOVED, DAMAGED, EXPOSED, OR IN ANY WAY DISTURBED OR ALTERED SHALL BE REPAIRED, PATCHED, OR REPLACED AT NO ADDITIONAL COST.
7. AREAS NEXT TO DEMOLITION WORK MAY BE OCCUPIED AND THEIR ACTIVITIES CANNOT BE INTERRUPTED OR DISTURBED DURING NORMAL WORKING HOURS.
8. CONTROL AMOUNT AND PREVENT SPREAD OF DUST RESULTING FROM DEMOLITION OR CONSTRUCTION. ALL SURFACES SHALL BE SWEEPED CLEAN AND ALL AREAS NOT IN DEMOLITION AREA SHALL BE FREE OF DEBRIS AND CLEANED DAILY.
9. UTILITIES TO BE DEMOLISHED SHALL BE SEPARATED AND ISOLATED FROM UTILITIES NEEDED FOR THE ONGOING OPERATION OF THE REMAINING STRUCTURE AND SYSTEMS. COORDINATE WITH APPLICABLE UTILITY COMPANIES ANY LINE REMOVAL, CAPPING, TEMPORARY SHUTDOWNS OR RECONNECTING ANY NEEDED UTILITIES TO THE REMAINING STRUCTURE.
10. ALL DEMOLITION SHALL BE PERFORMED USING THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) REQUIREMENTS UNLESS OTHERWISE SPECIFIED.

WALL & DOOR LEGEND



1 DEMOLITION PLAN
1/4" = 1'-0"

This drawing has been prepared by the Architect under supervision. This drawing is intended for the use of the contractor and is intended for use on the project and is intended for use on the project and is intended for use on the project.

Rev. #	Date	Issued for Review
Job No.	Proj. Mgr.	
14113	TKW	
Sheet Title		
DEMOLITION PLAN		
Sheet No.		

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This drawing has been prepared by the Architect under the supervision of the Architect. It is intended for use on the project and is not to be used for any other purpose without the prior written consent of the Architect. The Architect assumes no responsibility for the accuracy of information furnished by others. © Copyright 2014 Simonson & Associates, LLC

INTEGRATED SALES INC. OFFICE EXPANSION
527 Main St., Van Meter, IA

GENERAL FLOOR PLAN NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. DIMENSIONS ARE TO FACE OF FINISH MATERIAL OR CENTER OF STRUCTURE UNLESS OTHERWISE SPECIFIED.
3. ALL SITE INFO, FIXTURES AND EQUIPMENT SHOWN ON THIS SHEET IS PROVIDED FOR COORDINATION PURPOSES ONLY. THE LAYOUT IS CONSIDERED CONCEPTUAL. REFER TO CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE SPRINKLER, LIFE-SAFETY, ETC. DOCUMENTS FOR SPECIFIC DESIGN INFORMATION.
4. ALL CONDUITS, PIPES, WIRING, ROUGH-IN, ETC. SHOULD BE HELD AS TIGHT AS POSSIBLE TO THE ROOF DECK OR SHOULD BE KEPT WITHIN INTERIOR WALL CAVITIES. NOTHING SHALL BE EXPOSED IN FINISHED SPACES. NOTHING SHALL PREVENT A SMOOTH CONTINUOUS FINISHED WALL OR CEILING AS NOTED ON THE DRAWINGS AND NO PLUMBING RAN IN EXTERIOR WALLS UNLESS PRIOR APPROVAL IS GRANTED BY THE ARCHITECT OR OWNER. PLACEMENT COORDINATION BETWEEN TRADES IS REQUIRED.
5. INSTALL VERTICAL EXPANSION JOINT MINIMAL AT THE HEAD OF DOOR JAMBS/OPENINGS OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO REDUCE STRESS CRACKING. NO CONTROL JOINT/EXPANSION JOINT AT MAIN STRUCTURAL BEARING, KEEP AWAY 2'-6" MIN.
6. CAULK & SEAL ALL CONTROL-EXPANSION, SAWCUT JOINTS AT ALL INTERIOR & EXTERIOR MASONRY & CONCRETE.
7. PROVIDE LOWER LEVEL AND/OR UNDERFLOOR DRAINAGE SYSTEM TO REDUCE HYDROSTATIC UPLIFT AND PROTECT AGAINST MOISTURE SEEPAGE. PROVIDE FOUNDATION WALL DRAINAGE SYSTEM TO REDUCE LATERAL PRESSURES AND PROTECT AGAINST MOISTURE SEEPAGE. BOTH SYSTEMS SHALL OUTLET TO APPROPRIATE RELIEF.
8. PROVIDE POSITIVE DRAINAGE OF SURFACE WATER AWAY FROM BUILDING WITHOUT PONDING OF WATER ADJACENT TO BUILDING OR ON PAVEMENTS.
9. VERIFY NEW FLOOR SLAB ELEVATION WITH EXISTING GRADES PRIOR TO CONSTRUCTION.

WALL TYPE NOTES

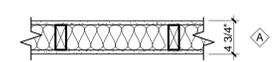
1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. ALL GYPSUM BOARD SURFACES TO BE SANDED SMOOTH, PRIMED AND FINISH PAINTED WITH HIGH QUALITY LATEX PAINT. PROVIDE INTEGRAL METAL REINFORCED G.W.B CORNERS, TYP. PROVIDE MOISTURE RESISTANT DRYWALL AT ALL WET WALL LOCATIONS AND ENTIRE RESTROOM, TYP.
3. PROVIDE ADEQUATE WOOD BLOCKING FOR MILLWORK, FIXTURES, EQUIPMENT, PLUMBING FIXTURES AND ACCESSORIES, ELECTRIC PANELS, FUTURE OR BY OWNER ITEMS, ETC.
4. ALL PENETRATIONS THRU RATED WALLS MUST BE PROTECTED BY APPROVED FIRE RATED ASSEMBLIES AND FIRE STOPPING MATERIALS.
5. ALL NEW OR PATCHED WALLS, CEILING & FLOORING TO ALIGN FLUSH WITH ADJACENT EXISTING.
6. REPAIR & REPLACE ANY & ALL DAMAGED OR ROTTING SHEATHING & FRAMING TO RESTORE SECURE, LEVEL & FLUSH SURFACES.

GENERAL DOOR & FRAME NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. CONTRACTOR TO COORDINATE KEYING WITH OWNER.
3. ALL HARDWARE TO BE HEAVY DUTY COMMERCIAL GRADE. FINISH TO MATCH EXISTING.
4. ALL EXTERIOR DOORS: (UNLESS OTHERWISE NOTED)
 - SHALL BE FULLY INSULATED, HEAVY-DUTY CONSTRUCTION.
 - FRAMES SHALL BE HEAVY-DUTY HOLLOW METAL CONSTRUCTION.
 - SHALL BE WEATHER-TIGHT, I.E. THRESHOLD, WEATHERSTIPPING, SWEEP.
 - SHALL HAVE LEVER STYLE ADA DOOR HANDLES AND/OR PULLS.
 - SHALL HAVE LOCKING DEVICES.
 - SHALL HAVE HEAVY DUTY SECURITY HINGES, WITH NON-REMOVABLE PINS.
 - SHALL HAVE CORRESPONDING DOORSTOPS (WALL- OR FLOOR-MOUNTED).
5. ALL INTERIOR DOORS: (UNLESS OTHERWISE NOTED)
 - SHALL HAVE LEVER STYLE ADA DOOR HANDLES AND/OR PULLS.
 - SHALL HAVE HEAVY DUTY HINGES.
 - SHALL HAVE SILENCERS, WHERE INSULATED SHALL HAVE THRESHOLD, WEATHERSTIPPING, SWEEP.
 - SHALL HAVE CORRESPONDING DOORSTOPS (WALL- OR FLOOR-MOUNTED).
6. ALL OVERHEAD DOORS: (UNLESS OTHERWISE NOTED)
 - SHALL BE HEAVY-DUTY INSULATED WEATHERTIGHT COMMERCIAL SECTIONAL TYPE CONSTRUCTION.
 - SHALL HAVE POWER OPENERS & SEALS.
 - POWER OPENERS SHALL BE OPERATED BY A PUSH-BUTTON @ INTERIOR, KEYPAD ACCESS @ EXTERIOR AND 2 REMOTES PER OPENER.
7. ALL GLASS: (UNLESS OTHERWISE NOTED)
 - IN INTERIOR DOORS AND FRAMES TO BE 1/4" CLEAR.
 - IN EXTERIOR DOORS AND FRAMES TO BE INSULATED & MATCH IN APPEARANCE.
 - SHALL BE TEMPERED, LAMINATED AND/OR RATED WHERE REQUIRED BY AUTHORITIES.

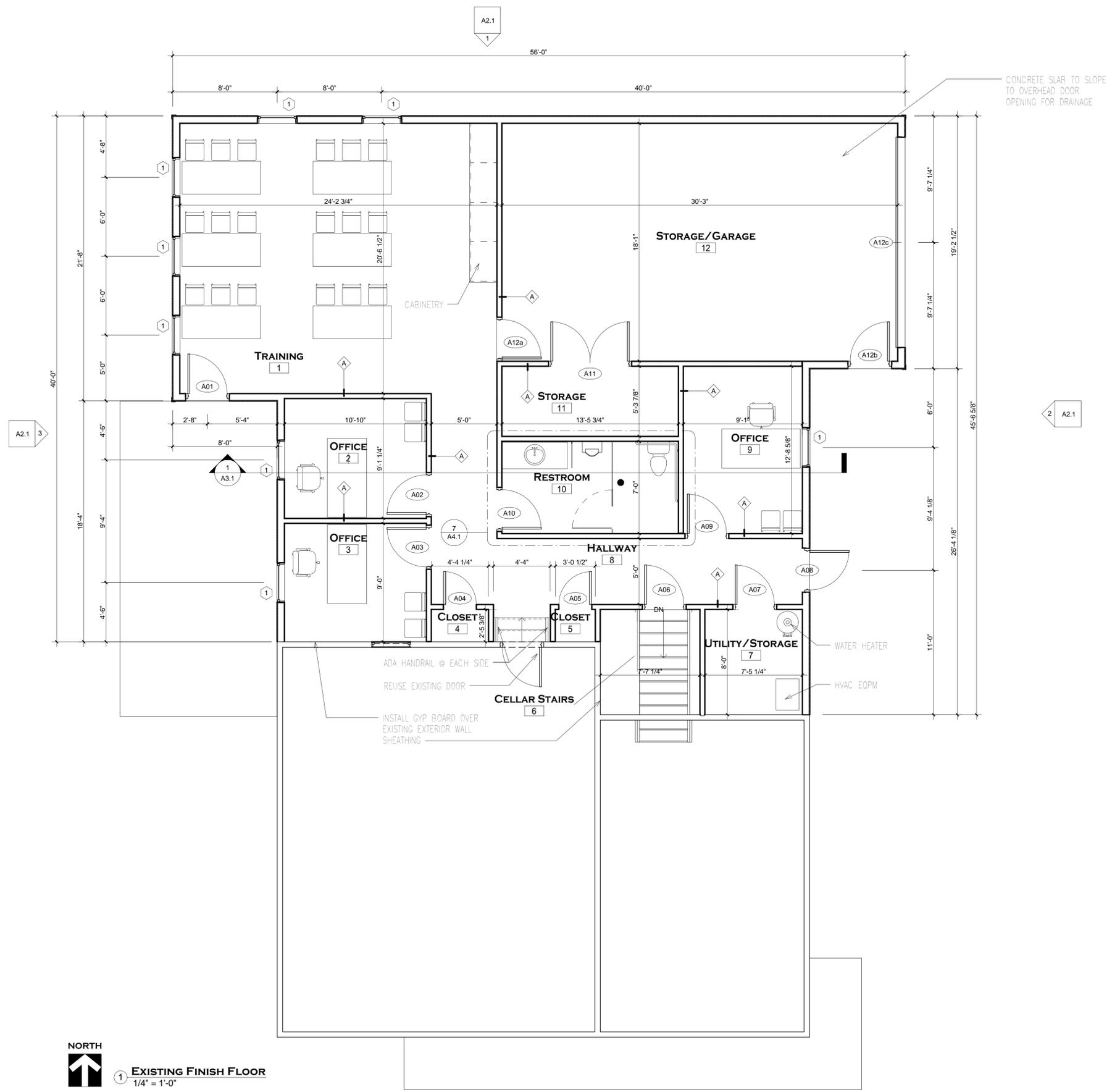
DOOR & FRAME NOTES

1. DOORS LABELED THE FOLLOWING TO BE WEATHERTIGHT EXTERIOR 3'-0" x 7'-0" (PAIRS WHERE SHOWN) INSULATED CORE HOLLOW METAL DOOR WITH A WELDED HOLLOW METAL FRAME. ADA HARDWARE, LOCKABLE EXIT ENTRY HARDWARE W/ CLOSER, HEAVY DUTY SECURITY HINGES W/ NON-REMOVABLE PINS, THRESHOLD, SWEEP, WEATHERSTIPPING AND KICKPLATE:
 - A01, A08, A12b
2. DOORS LABELED THE FOLLOWING TO BE INTERIOR 3'-0" x 7'-0" (PAIRS WHERE SHOWN) SOLID CORE WOOD DOOR WITH A HOLLOW METAL FRAME. ADA HARDWARE, PASSAGE SET, HEAVY DUTY HINGES, SILENCERS, DOOR STOP:
 - A02, A03, A06, A07, A09, A11, A12a
 - A10 - ADD CLOSER, KICKPLATE
 - A12a - ADD CLOSER W/ HOLD OPEN, KICKPLATE
3. DOORS LABELED THE FOLLOWING TO BE EXTERIOR 16'-0" x 9'-0" HEAVY-DUTY INSULATED WEATHERTIGHT SECTIONAL TYPE PRE-FINISHED METAL OVERHEAD DOOR, WEATHERSTIPPING, TRACK, AND ASSOCIATED HARDWARE. SHALL HAVE POWER OPENERS OPERATED BY A PUSH-BUTTON @ INTERIOR, KEYPAD ACCESS @ EXTERIOR AND 2 REMOTES.
 - A12a



INTERIOR NON-RATED WALL
 SCALE: 1"=1'-0" 34-39 STC

WALL TYPE LEGEND
 1" = 1'-0"



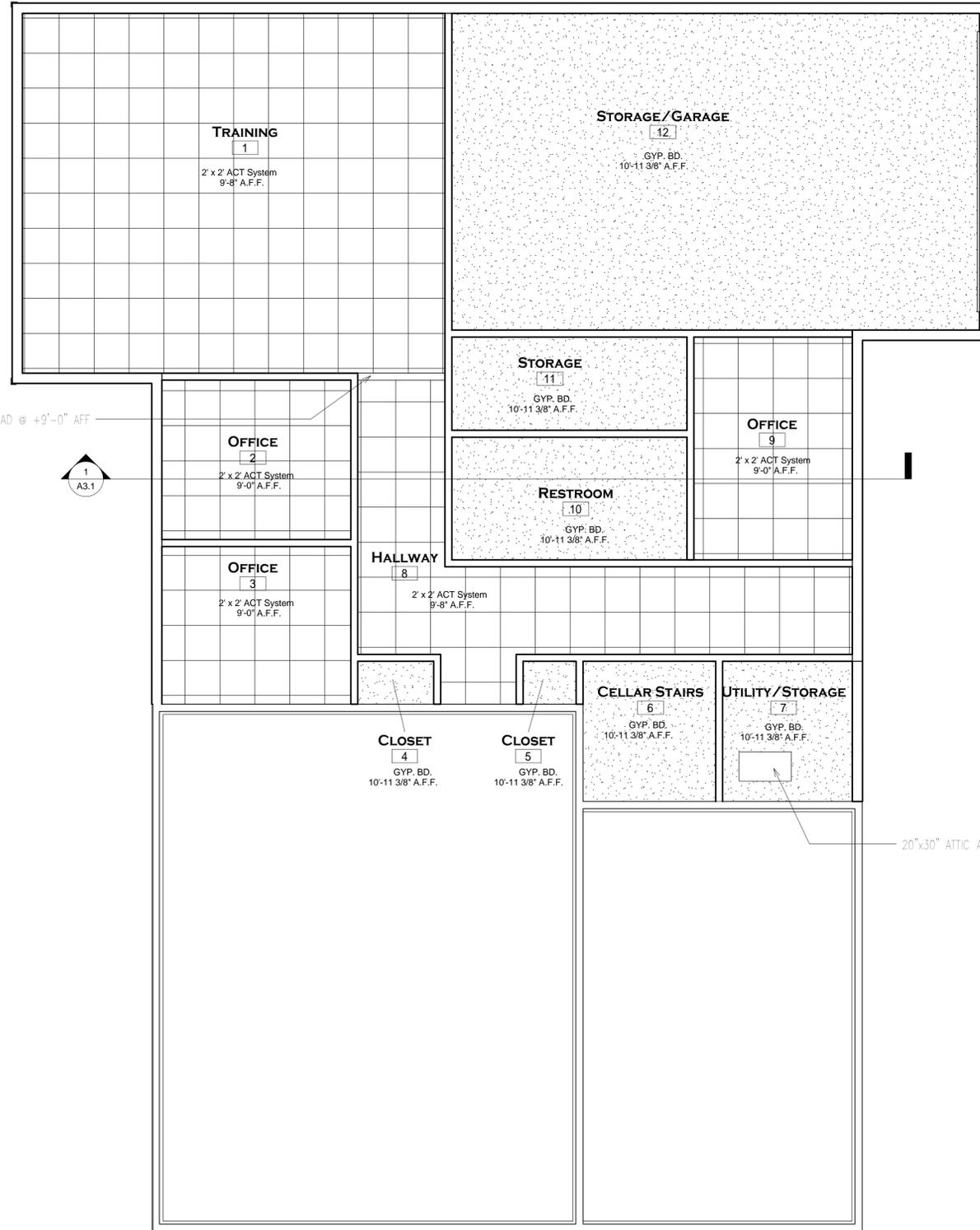
NORTH
 1 **EXISTING FINISH FLOOR**
 1/4" = 1'-0"

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A1.1

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A2.1
1



A2.1 3

BULKHEAD @ +9'-0" AFF

1
A3.1

2
A2.1

20'x30" ATTIC ACCESS HATCH

NORTH

 1 REFLECTIVE CEILING PLAN
 1/4" = 1'-0"

GENERAL REFLECTIVE CEILING NOTS

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. MECHANICAL, PLUMBING, ELECTRICAL, LIGHTING, EMERGENCY LIGHTING, EXIT LIGHTING, COMMUNICATIONS, SAFETY & SECURITY INFO SHOWN HERE IS FOR REFERENCE ONLY. SEE OTHER CONSULTANT & CONTRACTOR DRAWINGS.
3. COORDINATE LOCATION OF ALL LIGHTS SWITCHES AND THERMOSTATS W/OWNER PRIOR TO CONSTRUCTION.
4. PROVIDE HOLD DOWN CLIPS FOR ALL ACOUSTICAL CEILING TILES IN VESTIBULES, TYP.

CEILING LEGEND

-  GYP. BD. 1/2" TYPE X GYPSUM WALL-VAPOR BARRIER OVER WOOD TRUSSES
-  2x2 ACOUSTICAL CEILING TILE

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A2.1
1

A2.1
3

2
A2.1



PREFINISHED ROOF GUTTER OVER
DRIP EDGE AND FASCIA W/
DOWNSPOUTS, TYP.

ASPHALT ROOF SHINGLES OVER 30#
ROOFING FELT OVER ROOF
SHEATHING OVER WOOD ROOF
TRUSSES (SEE STRUCT)

EXIST. 10' / 12' APPROX.

CRICKET

EXIST. 10' / 12' APPROX.

EXIST. 10' / 12' APPROX.

EXIST. 10' / 12' APPROX.

NORTH
↑
1 ROOF PLAN
1/4" = 1'-0"

GENERAL NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. FAILURE TO IDENTIFY A REQUIREMENT DOES NOT GIVE ANYONE THE RIGHT TO VIOLATE ANY CODES, GOVERNING AUTHORITY, MINIMUM QUALITY OR QUANTITY, INDUSTRY STANDARDS, MANUFACTURER RECOMMENDATIONS, ETC.
3. ALL MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT SHOWN ON THIS SHEET IS CONSIDERED CONCEPTUAL AND PROVIDED FOR COORDINATION PURPOSES ONLY. REFER TO MECHANICAL AND ELECTRICAL DOCUMENTS FOR SPECIFIC DESIGN INFORMATION. REFER TO STRUCTURAL DRAWINGS FOR ROOF OPENING STRUCTURAL FRAMING.
4. ALL ROOF PENETRATIONS FOR MINOR ROOF VENTS AND SIMILAR ITEMS MAY NOT BE INDICATED ON THE ROOF PLAN; HOWEVER, ALL ROOF FLASHING WORK SHALL BE PROVIDED BY THE ROOFING SUBCONTRACTOR SO AS TO OBTAIN FULL ROOFING WARRANTIES. REFER TO ALL OTHER CONSTRUCTION DOCUMENTS FOR ADDITIONAL ROOF PENETRATIONS REQUIRING ROOF FLASHING WORK.
5. IT SHOULD BE THE RESPONSIBILITY OF THE ROOF SUB-CONTRACTOR TO PROVIDE ALL NECESSARY DETAILS AND SYSTEMS TO ACCOMMODATE EXPANSION/CONTRACTION OF THE BUILDING AND BUILDING COMPONENTS FOR A LONG-LASTING ROOF.
6. CONTRACTOR SHALL KEEP ROOF CLEAN OF ALL DEBRIS DURING ALL CONSTRUCTION WORK.
7. ROOF DRAINAGE:
 - 7.1. DESIGN OF ROOF DRAINAGE SYSTEMS SHALL COMPLY WITH THE INT'L PLUMBING CODE. FINAL DETAILED DESIGN OF ROOF DRAINAGE SYSTEMS TO BE BY PLUMBING CONSULTANT OR DESIGN-BUILD PLUMBING SUBCONTRACTOR.
 - 7.2. OVERSIZED GUTTERS AND/OR DOWNSPOUTS SHOULD BE PROVIDED TO ELIMINATE ANY OVERFLOW OR BACKUP.
 - 7.5. A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY PENETRATION GREATER THAN 30" WIDE AS MEASURED PERPENDICULAR TO THE SLOPE. (IBC: 2006 SEC. 1507.2.9.4; 2009, 2012 SEC. 1503.6)
 - 7.6. ALL ROOF SLOPES, INCLUDING FLATTENED ROOF AREAS TO OBTAIN POSITIVE DRAINAGE, TO BE INTEGRATED INTO UNDERLYING ROOF SUPPORT DESIGN. PROVIDE TAPERED RIGID INSULATION TO MAINTAIN MINIMUM 1/4" PER FOOT SLOPE AT ALL FLATTENED ROOF AREAS TO ENSURE POSITIVE DRAINAGE ALL THE WAY TO ROOF DRAIN FROM ALL PENETRATIONS AND CHANGES IN ROOF SLOPES.
 - 7.7. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUT LOCATIONS.
8. ROOF VENTILATION INTAKE & EXHAUST VENTS SHALL BE PROVIDED IN EACH & ALL ENCLOSED ATTICS &/OR RAFTER SPACES TO CREATE CROSS VENTILATION IN ACCORDANCE WITH CODES & THE MANUFACTURERS INSTALLATION INSTRUCTIONS. (IBC 2009, 2012 SEC. 1203.2, 1503.5)
9. INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER PIPE FREEZING.
10. ROOF ACCESS & GUARDS:
 - 10.1. WHERE EQUIPMENT REQUIRING ACCESS ARE INSTALLED ON ROOFS AT A HEIGHT EXCEEDING 16', PERMANENT ACCESS (LADDER) IS REQUIRED. (IMC 2009 SEC. 306.5)
 - 10.2. SEE DETAIL &/OR ACCESS NOTES FOR ADDITIONAL REQUIREMENTS.
11. ACCESS TO UNOCCUPIED SPACES:
 - 11.2. AN OPENING OF NOT LESS THAN 20"x30" SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30". A 30" MIN. CLEAR HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT OR ABOVE THE ACCESS OPENING. (IBC: 2006, 2009, & 2012 SEC. 1209.2)
 - 11.3. ACCESS TO MECHANICAL APPLIANCES INSTALLED IN UNDER FLOOR AREAS, IN ATTIC SPACES AND ON ROOFS OR ELEVATED STRUCTURES SHALL BE IN ACCORDANCE WITH THE INT'L MECHANICAL CODE. (IBC: 2006, 2009, & 2012 SEC. 1209.3)
13. ROOF TRUSSES DESIGN BUILD BY TRUSS MANUFACTURER.
14. PITCHED (SLOPE >:2:12) ROOF:
 - 14.1. SELF-ADHERING ICE MEMBRANE UNDERLAYMENT REQUIRED FROM EAVE'S EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. (IBC: 2006, 2009, & 2012 SEC. 1507.2.8.2)

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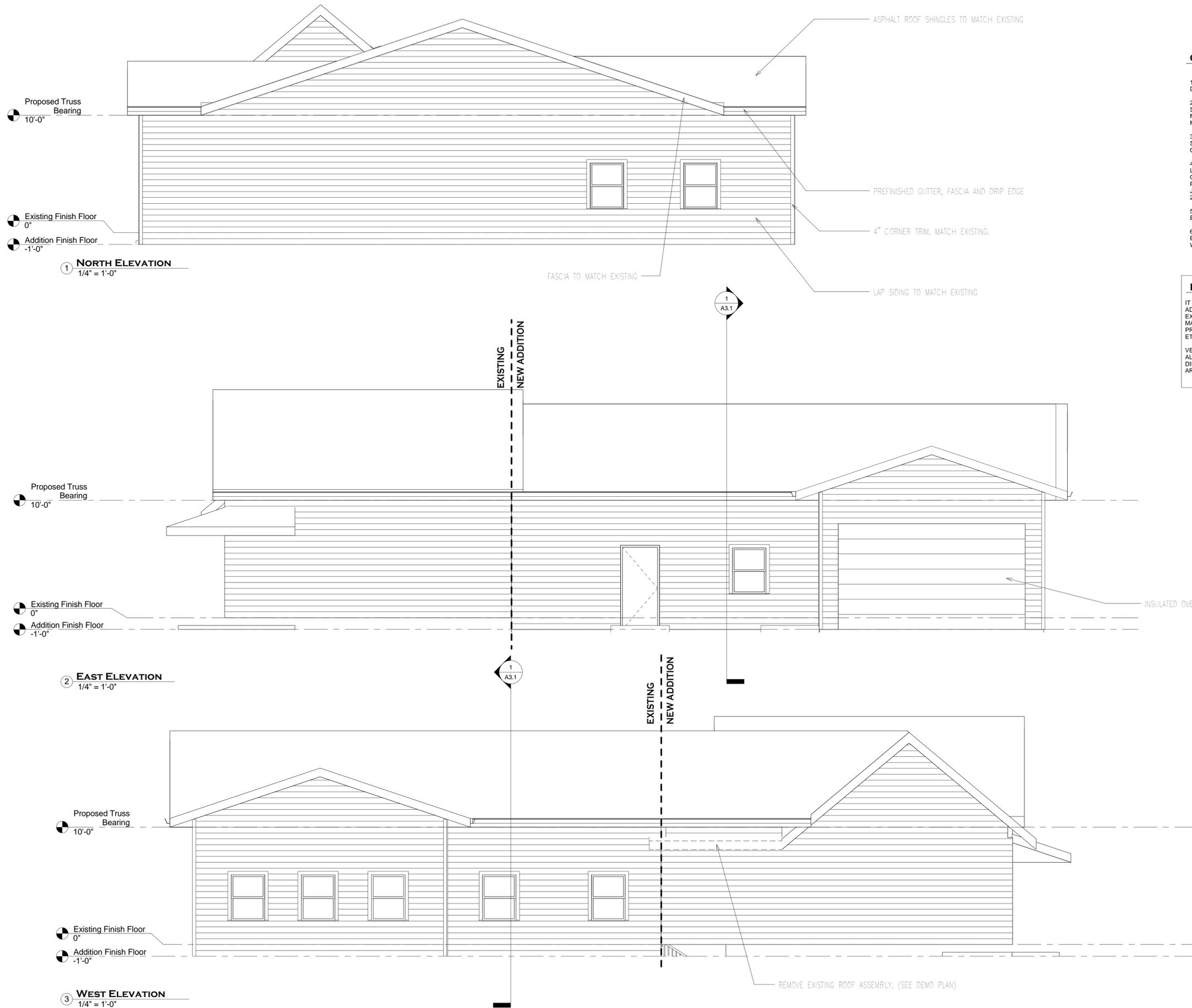
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A1.3



GENERAL EXT. ELEVATION NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. ALL HORIZONTAL TRANSITIONS BETWEEN DIFFERENT MATERIALS SHALL BE FLASHED CONTINUOUS FROM UP BEHIND TO UNDER UPPER MATERIAL AND EXTEND OVER TO EXTERIOR FACE OF LOWER MATERIAL.
3. ANY RETURNS OR BLIND ELEVATIONS NOT SHOWN SHALL BE SIMILAR IN MATERIAL AND MAKEUP TO ADJACENT CONDITIONS OR OTHER SIMILAR CONDITIONS.
4. INSTALL VERTICAL EXPANSION JOINT MINIMAL AT COLUMN/GRID LINES AND AT THE HEAD OF DOOR JAMBS/OPENINGS OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO REDUCE STRESS CRACKING. NO CONTROL JOINT/EXPANSION JOINT AT MAIN STRUCTURAL BEARING, KEEP AWAY 2'-6" MIN.
5. CAULK & SEAL ALL TRANSITION-CONTROL-EXPANSION AT ALL EXTERIOR MATERIALS.
6. INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINKLER PIPE FREEZING.

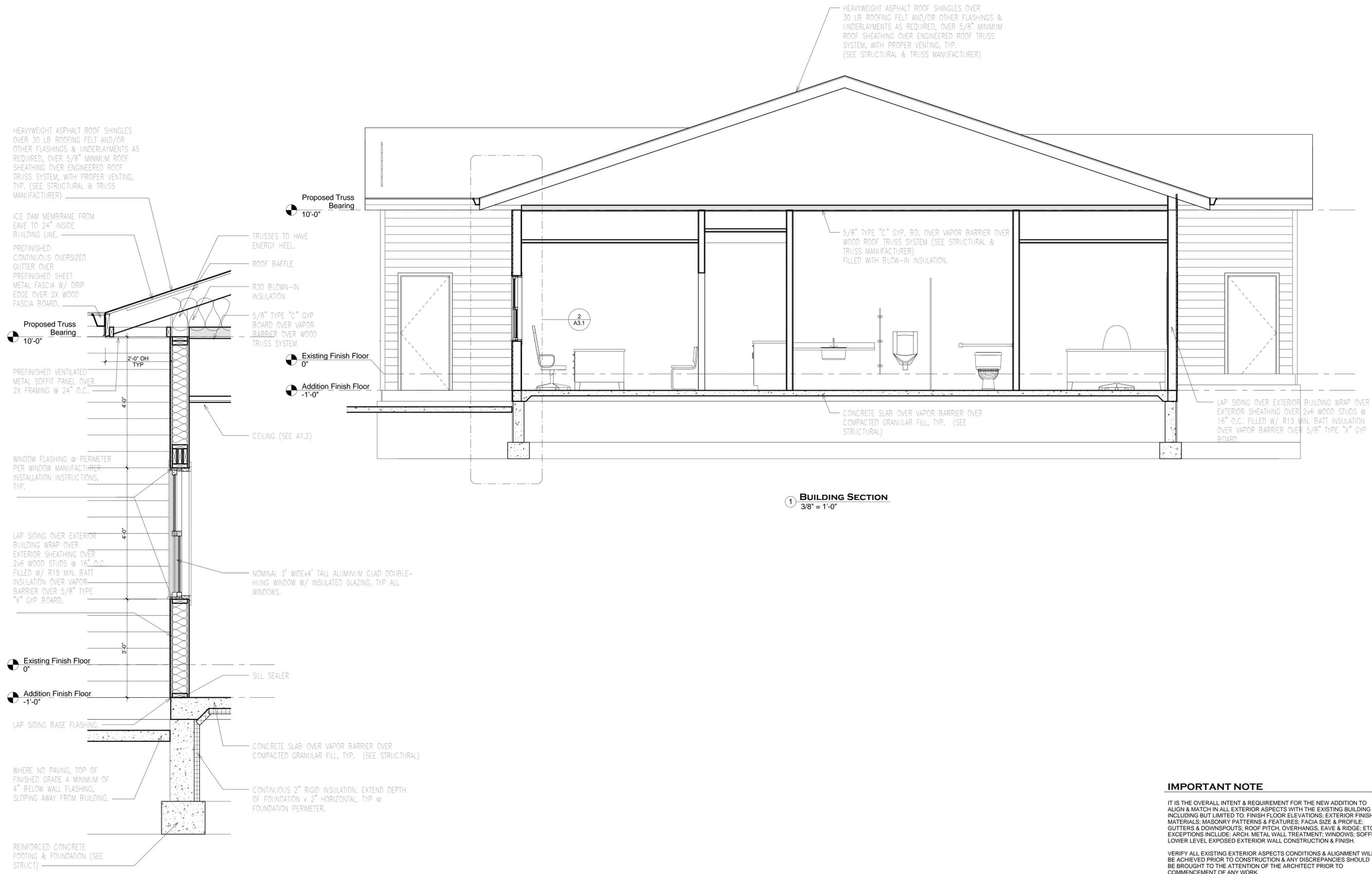
IMPORTANT NOTE

IT IS THE OVERALL INTENT & REQUIREMENT FOR THE NEW ADDITION TO ALIGN & MATCH IN ALL EXTERIOR ASPECTS WITH THE EXISTING BUILDING INCLUDING BUT LIMITED TO: EXTERIOR FINISH MATERIALS; MASONRY PATTERNS & FEATURES; FASCIA SIZE & PROFILE; GUTTERS & DOWNSPOUTS; OVERHANGS, EAVE & RIDGE; ETC.

VERIFY ALL EXISTING EXTERIOR ASPECTS CONDITIONS & ALIGNMENT WILL BE ACHIEVED PRIOR TO CONSTRUCTION & ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK.

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HEAVYWEIGHT ASPHALT ROOF SHINGLES OVER 30 LB ROOFING FELT AND/OR OTHER FLASHINGS & UNDERLAYMENTS AS REQUIRED, OVER 5/8" MINIMUM ROOF SHEATHING OVER ENGINEERED ROOF TRUSS SYSTEM, WITH PROPER VENTING, TYP. (SEE STRUCTURAL & TRUSS MANUFACTURER)

IMPORTANT NOTE

IT IS THE OVERALL INTENT & REQUIREMENT FOR THE NEW ADDITION TO ALIGN & MATCH IN ALL EXTERIOR ASPECTS WITH THE EXISTING BUILDING INCLUDING BUT LIMITED TO: FINISH FLOOR ELEVATIONS; EXTERIOR FINISH MATERIALS; MASONRY PATTERNS & FEATURES; FACIA SIZE & PROFILE; GUTTERS & DOWNSPOUTS; ROOF PITCH, OVERHANGS, EAVE & RIDGE; ETC. EXCEPTIONS INCLUDE: ARCH. METAL WALL TREATMENT; WINDOWS; SOFFIT; LOWER LEVEL EXPOSED EXTERIOR WALL CONSTRUCTION & FINISH.

VERIFY ALL EXISTING EXTERIOR ASPECTS CONDITIONS & ALIGNMENT WILL BE ACHIEVED PRIOR TO CONSTRUCTION & ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK.

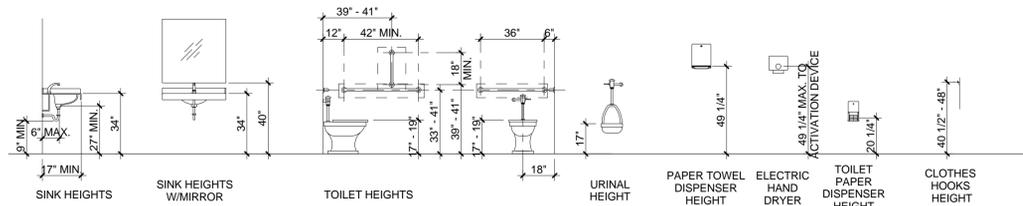
NOTE:

REFER TO ALL NOTES ON ALL SECTIONS FOR STANDARD TYPICAL CONDITIONS & SPECS THAT MAY RELATE TO ALL SECTIONS. VERIFY WITH ARCHITECT ANY CONDITIONS NOT NOTED PRIOR TO COMMENCEMENT OF WORK.

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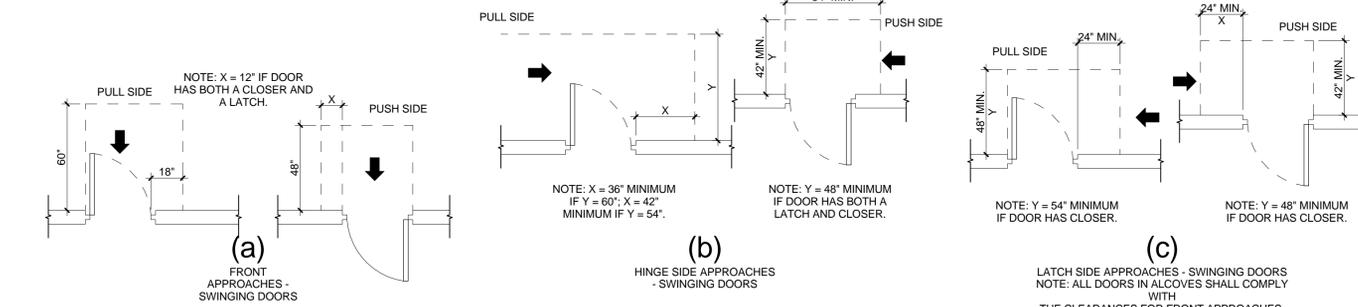
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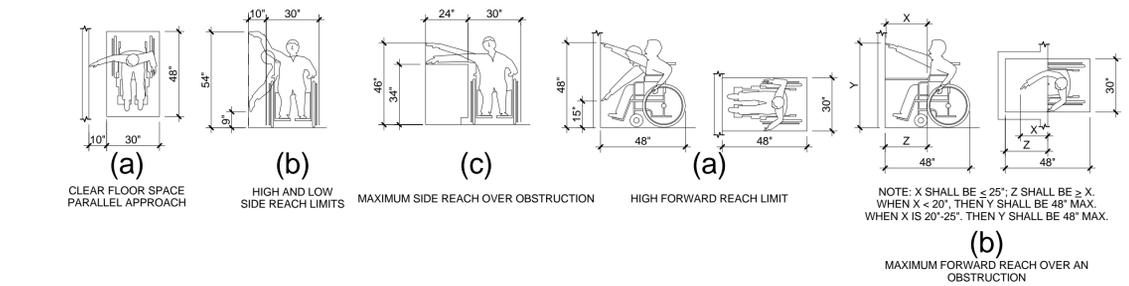


ALL FIXTURES TO BE MOUNTED WITHIN ALLOWABLE RANGES AS INDICATED BY ADA ACCESSIBILITY GUIDELINES AND LOCAL CODES. (ALL MOUNTING HEIGHTS INDICATED ARE ABOVE FINISHED FLOOR LEVEL.)

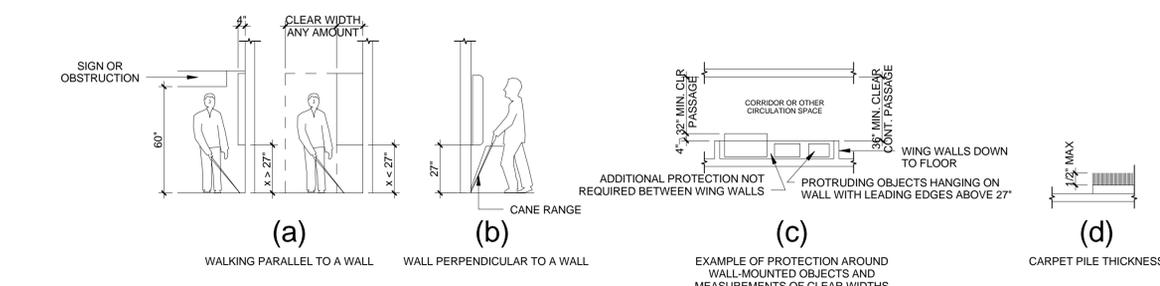
1 FIXTURE MOUNTING HEIGHT
1/4" = 1'-0"



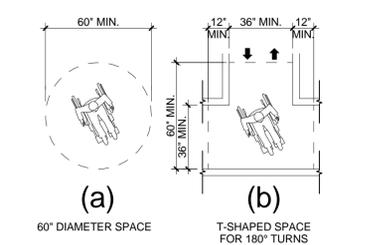
3 MANEUVERING CLARANCES @ DOORS
1/4" = 1'-0"



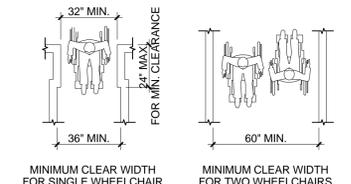
5 FORWARD & SIDE REACHING
1/4" = 1'-0"



6 PROTRUDING OBJECTS
1/4" = 1'-0"



2 WHEELCHAIR TURNING SPACE
1/4" = 1'-0"



4 MINIMUM CLEAR WIDTHS
1/4" = 1'-0"

GENERAL RESTROOM NOTES

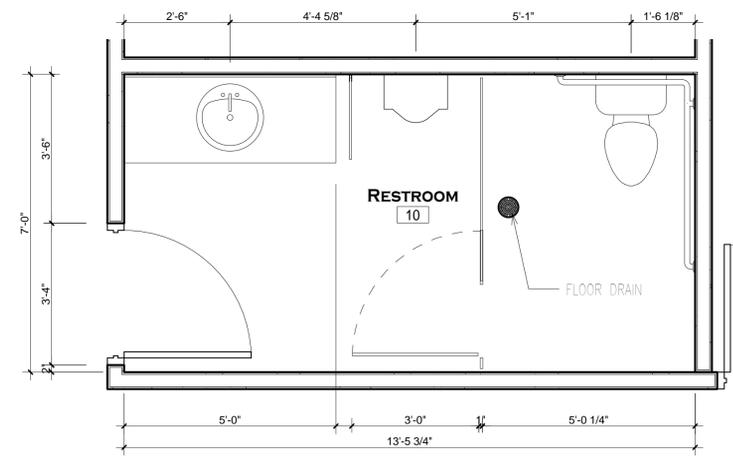
- REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
- ALL PLUMBING FIXTURES SHOWN ON THIS SHEET IS PROVIDED FOR COORDINATION PURPOSES ONLY. REFER TO PLUMBING DOCUMENTS FOR SPECIFIC DESIGN INFO.
- ALL RESTROOMS, FIXTURES & ACCESSORIES SHALL BE COMMERCIAL GRADE AND SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- PROVIDE ADEQUATE BLOCKING FOR ALL REST ROOM FIXTURES AND EQUIPMENT.
- ADD GFI POWER UNDER SINKS OR AROUND WATER CLOSETS IF AUTO-CONTROLS.
- FIXTURE & ACCESSORY MOUNTING HEIGHTS ARE AS FOLLOWS:
 - DRINKING FOUNTAIN & WATER COOLER: SPOUT HEIGHT: NO HIGHER THAN 36" AFF. CONTROLS HEIGHT: SEE BELOW.
 - WATER CLOSET HEIGHT: 17'-19" TO TOP OF TOILET SEAT.
 - URINAL RIM HEIGHT: 17" AFF.
 - GRAB BAR CENTER MOUNTING HEIGHT: 33'-36" AFF. GRAB BARS TO BE 1-1/4"-1-1/2" DIA. W/ GRIPPABLE SURFACE.
 - TOILET PAPER DISPENSER CENTER MOUNTING HEIGHT: 19" AFF.
 - LAVATORY RIM OR COUNTER HEIGHT: NO HIGHER THAN 34" AFF
 - MIRROR HEIGHT: BOTTOM EDGE NO HIGHER THAN 40" AFF.
 - CONTROLS HEIGHT AND REACH RANGES ARE AS FOLLOWS: FORWARD APPROACH: 15'-48" AFF; OVER OBJECT 44" AFF MAX. SIDE APPROACH: 9'-54" AFF; OVER OBJECT 46" AFF MAX.

RESTROOM FINISH NOTES

- PROVIDE THE FOLLOWING RESTROOM FINISHES:
 - FLOOR: VINYL COMPOSITION FLOOR TILE.
 - BASE: 4" HIGH COVERED VINYL BASE.
 - WALLS: PRIMED WITH 2 COATS OF EPOXY PAINT.
 - CEILING: 9'-0" AFF ACOUSTICAL CEILING TILE & GRID.

RESTROOM FIXTURE & EQUIP. NOTES

- PROVIDE THE FOLLOWING RESTROOM FIXTURES IN WHITE VITREOUS CHINA FINISH UNLESS OTHERWISE STATED OR APPROVED. AS REPRESENTED IN DOCUMENTS.
 - FLOOR MOUNT TANK TYPE WATER CLOSETS.
 - WALL HUNG WITH ELONGATED RIM URINALS.
 - WALL MOUNT WITH OVERFLOW LAVATORY.
 - HAND OPERATED FLUSH & FAUCET CONTROLS.
 - INTA-HOT ELECTRIC HOT WATER HEATER UNDER LAVATORY.
 - EXHAUST FAN.
- PROVIDE THE FOLLOWING REST ROOM ACCESSORIES IN BRUSHED CHROME FINISH UNLESS OTHERWISE STATED OR APPROVED. BRUSHED STAINLESS STEEL IS AN ACCEPTABLE ALTERNATIVE FINISH.
 - WATER CLOSET AREA:
 - 1 SURFACE MOUNT DOUBLE TOILET PAPER DISPENSER PER WATER CLOSET.
 - 1 SANITARY NAPKIN DISPOSAL PER WOMENS WATER CLOSET.
 - 1 SANITARY NAPKIN DISPENSER PER WOMENS REST ROOM.
 - 1 COAT HOOK PER WATER CLOSET/URINAL.
 - 1 TOILET SEAT PROTECTOR DISPENSER PER REST ROOM.
 - 1 FLOOR DRAIN TRIM FLUSH WITH FINISHED FLOOR.
 - LAVATORY AREA:
 - 1 AUTOMATIC HIGH VELOCITY HAND AIR DRYER (XLERATOR or Equal).
 - 1 SEMI-RECESSED COMBINATION FOLDED PAPER TOWEL DISPENSER/ MEDIUM-SIZED TRASH RECEPTACLE PER REST ROOM.
 - 1 LIQUID SOAP DISPENSER PER LAVATORY.
 - 1 24"W x 36"H MIN. MIRROR WITH METAL TRIM PER LAVATORY.
 - 1 BABY CHANGING STATION PER REST ROOM.



7 ENLARGED BATHROOM PLAN
1/2" = 1'-0"

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DESIGN CODES & LOADS:

THE STRUCTURAL DESIGN OF THIS PROJECT SHALL BE IN ACCORDANCE WITH THE "2009 INTERNATIONAL BUILDING CODE" (2009 IBC), MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE 7-10), AND APPLICABLE REFERENCED STANDARDS. ALL LOADS REQUIRED FOR DESIGN BY OTHERS AND NOT LISTED BELOW SHALL BE IN ACCORDANCE WITH THESE REQUIREMENTS.

OCCUPANCY CATEGORY: "I"

ROOF LIVE LOADS:

Table with 2 columns: Load Type and Value. Includes Ground Snow (Pg = 30 psf), Exposure Factor (Ce = 1.0), Importance Factor (I = 1.0), Thermal Factor (Ct = 1.0), Flat Roof Snow Load (Pp = 25 psf), and Drifting & Unbalanced Loads (ASCE/SEI 7-05).

WIND LOADS:

Table with 2 columns: Wind Parameter and Value. Includes Basic Wind Speed (3 Sec Gust) (90 MPH), Importance Factor (I = 1.0), Exposure Category (B), and Internal Pressure Coefficient (± 0.18).

Table with 3 columns: Location, Interior Zones, and End Zones. Includes Component & Cladding Pressures for Roofs and Walls.

Table with 2 columns: Seismic Load Parameter and Value. Includes Site Class (D), Design Category (A), and Importance Factor (I = 1.0).

GENERAL NOTES:

ELEVATIONS NOTED THUS +112'-8 1/2" ARE TOP OF SLABS, BEAMS OR OTHER STRUCTURAL FEATURES WITH REFERENCE TO THE FINISHED FIRST LEVEL FLOOR SLAB = (0'-0").

FIELD VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO FABRICATION AND/OR CONSTRUCTION OF ANY ITEMS. REPORT ANY DISCREPANCIES TO ARCHITECT AND ENGINEER.

STRUCTURAL DRAWINGS SHALL BE COORDINATED WITH SITE, ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS AND BETWEEN DRAWINGS AND SPECIFICATIONS. REPORT ANY DISCREPANCIES AND/OR INTERFERENCE PROBLEMS TO ARCHITECT AND ENGINEER.

VERIFY SIZE AND LOCATION ON ALL OPENINGS OR INSERTS AS REQUIRED BY MECHANICAL, ELECTRICAL OR PLUMBING CONTRACTORS. ANY OPENINGS OR INSERTS SHOWN ON STRUCTURAL DRAWINGS ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED PRIOR TO FRAMING.

NO BEAMS, JOISTS, COLUMNS OR SLABS SHALL BE FIELD CUT OR MODIFIED WITHOUT THE STRUCTURAL ENGINEER'S WRITTEN APPROVAL.

SHOP DRAWINGS, MIX DESIGNS, PRODUCT DATA, AND CALCULATIONS SCHEDULED BELOW SHALL BE SUBMITTED FOR APPROVAL OF ALL STRUCTURAL COMPONENTS PRIOR TO FABRICATION AND/OR CONSTRUCTION. SEE SPECIFICATIONS FOR SUBMITTAL REQUIREMENTS.

- 1. CONCRETE & REINFORCEMENT
A. CONCRETE MIX DESIGN
B. REINFORCING STEEL DRAWINGS
C. SLAB-ON-GRADE JOINT LAYOUT
2. WOOD TRUSSES
A. STRUCTURAL CALCULATIONS
B. TRUSS LAYOUT AND PROFILES

ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW OR RECORD SHALL BEAR THE STAMP AND SIGNATURE OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED.

CONTRACTOR IS RESPONSIBLE TO CHECK SHOP DRAWINGS, ETC. PRIOR TO SUBMITTAL TO ARCHITECT OR ENGINEER. SHOP DRAWINGS NOT CHECKED WILL BE RETURNED. CONTRACTOR SHALL VERIFY DIMENSIONS, QUANTITIES, AND COORDINATE WITH ALL OTHER TRADES.

SPECIAL INSPECTIONS & TESTING SCHEDULE:

A SPECIAL INSPECTION AND TESTING PROGRAM SHALL BE PERFORMED IN ACCORDANCE WITH CHAPTER 17 OF THE 2009 IBC AND THE PROJECT MANUAL.

A SPECIAL INSPECTION AND TESTING PROGRAM REVIEW MEETING IS REQUIRED PRIOR TO CONSTRUCTION. THE STRUCTURAL ENGINEER, SPECIAL INSPECTOR, CITY INSPECTOR, GENERAL CONTRACTOR, AND ALL SUBCONTRACTORS PERFORMING STRUCTURAL WORK SHALL BE IN ATTENDANCE.

THE FOLLOWING ITEMS SHALL BE INCLUDED IN THE SPECIAL INSPECTION AND TESTING PROGRAM:

- 1. SPECIAL GRADING, EXCAVATION AND FILLING
A. SUBGRADE PREPARATION
B. VERIFY COMPACTION OF FILL MATERIAL
C. VERIFY DESIGN BEARING CAPACITY
D. EXPANSIVE SOIL CHARACTERISTICS
2. STEEL REINFORCEMENT
A. PLACEMENT INSPECTION
B. WELDED REINFORCEMENT
3. CONCRETE
A. AIR TESTS
B. SLUMP TESTS
C. CONCRETE TEMPERATURE
D. COMPRESSION TESTS
E. POST INSTALLED ANCHORS

AS PRESCRIBED IN SECTION 1104.2.2 OF THE 2009 IBC, SPECIAL INSPECTIONS ARE NOT REQUIRED FOR STRUCTURAL STEEL FABRICATION PROVIDED THAT THE WORK IS DONE ON THE PREMISES OF A FABRICATOR THAT IS ASQC CERTIFIED.

CONSTRUCTION PROCEDURES & SAFETY REQUIREMENTS:

COMPLY WITH ALL APPLICABLE CITY, COUNTY, STATE, AND FEDERAL LAWS, INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) AND REGULATIONS ADOPTED PURSUANT THERETO.

THE STRUCTURAL CONTRACT DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE MEANS AND METHODS OF CONSTRUCTION, UNLESS NOTED OR INDICATED OTHERWISE.

ENGAGE PROPERLY QUALIFIED PERSONS TO DETERMINE WHERE AND HOW TEMPORARY PRECAUTIONARY MEASURES SHALL BE USED.

PROVIDE ALL MEASURES NECESSARY TO PROTECT THE WORKERS AND ALL OTHER PERSONS DURING CONSTRUCTION. PROVIDE ALL NECESSARY MEASURES TO AVOID EXCESSIVE STRESSES AND TO HOLD THE STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, SHORING FOR EARTH BANKS, FORMS, SCAFFOLDING, PLANKING, SAFETY NETS, SUPPORT AND BRACING FOR CRANES AND HOISTS, CUTTING, ETC.

SUPERVISE AND DIRECT THE WORK SO AS TO MAINTAIN SOLE RESPONSIBILITY FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES.

OBSERVATION VISITS TO THE SITE BY STRUCTURAL ENGINEER'S FIELD REPRESENTATIVES SHALL NOT INCLUDE ABOVE NOTED ITEMS.

FOUNDATIONS:

FOUNDATION DESIGN IS BASED ON ASSUMED NET ALLOWABLE BEARING PRESSURES LISTED AS FOLLOWS PER SECTION 1804 OF THE 2009 IBC:
1,500 psf AT CONTINUOUS FOOTINGS
1,500 psf AT ISOLATED FOOTINGS.

FOOTING ELEVATIONS AND ALLOWABLE BEARING CAPACITIES ARE ESTIMATED PER THE 2006 IBC. BEARING CAPACITIES AND EXPANSIVE SOIL PROPERTIES SHALL BE FIELD VERIFIED BY THE GEOTECHNICAL ENGINEER AS PART OF THE SPECIAL INSPECTION PROGRAM. NOTIFY THE STRUCTURAL ENGINEER IF INADEQUATE CONDITIONS ARE ENCOUNTERED.

ALL FOOTINGS SHALL BE EXTENDED TO FROST DEPTH AND BEAR 3'-4" BELOW ACTUAL GRADE DURING WINTER CONSTRUCTION SITUATIONS. CONSULT STRUCTURAL ENGINEER FOR REINFORCEMENT REVISIONS.

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

WALLS BACKFILLED ON ONE SIDE ONLY SHALL BE BRACED, UNTIL BACKFILL AND TOP AND BOTTOM SLABS ARE IN PLACE.

INSTALL ANCHOR RODS AND DOWELS FROM TOP OF FOUNDATIONS ACCURATELY. SET WITH TEMPLATES AND PROTECT FROM DAMAGE OR MOVEMENT. INSERTING RODS OR DOWELS INTO PARTIALLY SET CONCRETE IS PROHIBITED. CONTRACTOR MAY USE POST-INSTALLED ANCHOR RODS WITH APPROVED CONSTRUCTION ADHESIVE IN LIEU OF CASTING IN PLACE AT NO ADDITIONAL COST. SUBMITTAL OF ANCHORS AND ADHESIVES IS REQUIRED PRIOR TO INSTALLATION AND SPECIAL INSPECTION IS TO BE PROVIDED BY THE CONTRACTOR.

PROVIDE SLEEVES FOR ALL PIPES, UTILITY LINES, AND OTHER PENETRATIONS THROUGH TRENCH FOOTINGS AND/ OR FOUNDATION WALLS. CORE DRILLING IS NOT PERMITTED.

REFER TO ARCHITECTURAL DRAWINGS FOR BRICK LEDGES IN CONCRETE FOUNDATION WALLS.

CONNECT NEW FOOTINGS OR FOUNDATION WALLS WHICH INTERSECT EXISTING FOOTINGS OR FOUNDATION WALLS WITH #5 X 2'-6" DOWELS DRILLED & EPOXIED 6" INTO EXISTING FOUNDATIONS. NUMBER AND SPACING OF DOWELS SHALL MATCH REINFORCEMENT IN NEW FOOTINGS OR FOUNDATION WALLS.

SLOPE DRAIN TILE UNIFORMLY 1/8" PER FOOT MINIMUM. [SEE CIVIL DRAWINGS FOR CONNECTIONS AND PIPING TO DRAINAGE STRUCTURES.] [SEE MECHANICAL DRAWINGS FOR CONNECTIONS AND PIPING TO SUMPS.] PROVIDE CLEAN OUTS AT LOCATIONS INDICATED "C.O."

SLABS-ON-GRADE:

SLABS-ON-GRADE SHALL BE 4 INCHES THICK, UNLESS NOTED OTHERWISE. REINFORCE WITH #4-6-W2-W#2.9 W.W.F. PLACED 2" BELOW TOP OF SLAB. WELDED WIRE FABRIC SHALL BE LAPPED TWO FULL PANELS AND TIED SECURELY.

SLABS-ON-GRADE SHALL BE PLACED ON 8 MIL VAPOR BARRIER OVER GRANULAR DRAINAGE FILL. DRAINAGE FILL SHALL BE A MINIMUM OF 4 INCHES THICK. TEST SUBGRADE SOILS FOR EXPANSIVE SOIL CHARACTERISTICS AS PART OF THE SPECIAL INSPECTION PROGRAM WHEN GEOTECHNICAL ENGINEERING REPORT IS NOT AVAILABLE. NOTIFY STRUCTURAL ENGINEER IF INADEQUATE CONDITIONS ARE ENCOUNTERED AND FOLLOW RECOMMENDATIONS OF GEOTECHNICAL ENGINEER.

THICKEN SLABS-ON-GRADE UNDER NON-BEARING MASONRY WALLS AND REINFORCE PER PLANS AND DETAILS.

SLABS-ON-GRADE SHALL BE SEPARATED FROM ALL WALLS, COLUMNS, AND OTHER VERTICAL SURFACES WITH EXPANSION JOINTS.

PROVIDE CONTROL JOINTS IN SLABS-ON-GRADE AS SHOWN ON THE DRAWINGS. JOINTS SHALL BE 1/8" WIDE BY 1/4 OF THE SLAB THICKNESS. CUTTING OPERATIONS SHALL BE AS SOON AS POSSIBLE AFTER PLACING CONCRETE WITHOUT RAVELING EDGES.

CONTRACTOR SHALL SUBMIT PROPOSED JOINT LAYOUT FOR APPROVAL WHEN JOINTS ARE NOT SHOWN ON DRAWINGS. MAXIMUM SPACING OF JOINTS SHALL BE 30 TIMES THE SLAB THICKNESS IN ANY DIRECTION. JOINT LAYOUT SHALL FORM A REGULAR GRID PATTERN WITH JOINTS INTERSECTING AT 90 DEGREES.

CONSTRUCTION JOINTS IN SLABS-ON-GRADE SHALL BE AT CONTROL JOINT LOCATIONS AS IDENTIFIED ABOVE WHEN ENTIRE FLOOR SLAB IS NOT PLACED IN ONE SEQUENCE. SEE DETAIL FOR PLATE DOWEL REQUIREMENTS.

REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS OF DEPRESSIONS IN SLABS-ON-GRADE.

CONCRETE AND REINFORCEMENT:

CONCRETE WORK SHALL BE IN ACCORDANCE WITH SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301) AND BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318) UNLESS NOTED OTHERWISE.

PROVIDE CONCRETE WITH MINIMUM 28 DAY COMPRESSIVE STRENGTH (f'c) AS SHOWN BELOW:

Table with 2 columns: Component and Compressive Strength. Includes Footings (3,500 psi), Foundation Walls (4,000 psi), and All Other Concrete (4,000 psi).

PROVIDE CONCRETE WITH MAXIMUM WATER/CEMENT RATIO AS SHOWN BELOW:

Table with 2 columns: Component and Water/Cement Ratio. Includes 3,500 psi (0.50), 4,000 psi (0.45), and 5,000 psi (0.40).

CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGNS FOR EACH CLASS OF CONCRETE TO ENGINEER FOR WRITTEN APPROVAL MINIMUM OF 14 DAYS PRIOR TO PLACING CONCRETE.

CONCRETE SHALL CONSIST OF THE FOLLOWING: PORTLAND CEMENT ASTM C150, TYPE I/II; NORMAL WEIGHT AGGREGATES ASTM C33; POTABLE WATER ASTM C74.

REPLACEMENT OF PORTLAND CEMENT WITH FLY ASH SHALL NOT EXCEED 15% OF ALL CEMENTITIOUS MATERIALS. MAXIMUM AGGREGATE SIZE SHALL BE 1".

ALL CONCRETE EXPOSED TO EARTH OR WEATHER SHALL HAVE AN AIR CONTENT AT POINT OF PLACEMENT OF 4% TO 6%.

WATER REDUCING ADMIXTURES (PLASTICIZERS AND SUPER PLASTICIZERS) MAY BE USED WHEN INCLUDED IN THE APPROVED CONCRETE MIX DESIGN.

NO MATERIAL CONTAINING CALCIUM CHLORIDE, SALT OR ANTIFREEZE AGENTS IS PERMITTED FOR USE IN CONCRETE. SLUMP SHALL BE 3" TO 5" MAXIMUM FOR CONCRETE MIXES WITHOUT WATER REDUCING ADMIXTURES AND 4" TO 8" MAXIMUM WHEN WATER REDUCING ADMIXTURES ARE INCLUDED IN THE MIX DESIGN. REFER TO SPECIFICATIONS.

HOT WEATHER CONCRETE OPERATIONS SHALL BE IN ACCORDANCE WITH ACI 305.

COLD WEATHER CONCRETE OPERATIONS SHALL BE IN ACCORDANCE WITH ACI 306.

REINFORCING SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH DETAILS AND DETAILING OF CONCRETE REINFORCEMENT (ACI 318), UNLESS DETAILED OR NOTED OTHERWISE.

REINFORCING SHALL CONFORM TO THE FOLLOWING: DEFORMED BARS ASTM A615, GRADE 60; WELDED DEFORMED BARS ASTM A706, GRADE 60; WELDED WIRE FABRIC (MATS ONLY) ASTM A185.

REINFORCING STEEL SHALL BE SECURELY WIRED IN PLACE AND SUPPORTED PRIOR TO PLACING CONCRETE.

LAP ALL REINFORCING SPLICES THE GREATER OF 48 BAR DIAMETERS OR 2'-0" IN FOOTINGS & FOUNDATIONS AND SLABS-ON-GRADE UNLESS NOTED OTHERWISE. REINFORCING SPLICES AT ALL OTHER LOCATIONS SHALL HAVE CLASS B TENSION SPLICES.

PROVIDE CORNER BARS AT ALL INTERSECTIONS IN WALLS AND FOOTINGS. LAP 2'-0" WITH HORIZONTAL BARS IN EACH DIRECTION. MATCH SIZE AND SPACING OF HORIZONTAL BARS.

PROVIDE (2) #5 EACH SIDE OF FRAMED OPENINGS IN WALLS. EXTEND 2'-0" BEYOND OPENING EDGES. PROVIDE #5 DIAGONAL BARS X 48" IN CORNERS.

PROVIDE KEY WEYS IN CONCRETE WALLS AT CONSTRUCTION JOINTS. KEY WEYS SHALL BE 1 1/2" WIDE X 1/2" DEEP UNLESS NOTED OTHERWISE. EXTEND REINFORCING THROUGH JOINTS.

SPLICES IN VERTICAL REINFORCING ARE NOT PERMITTED, UNLESS NOTED OTHERWISE.

CONCRETE COLUMNS IN WALLS SHALL BE BUILT SIMULTANEOUSLY WITH THE WALLS.

SLEEVES IN CONCRETE BEAMS ARE NOT PERMITTED EXCEPT WHERE NOTED OR DETAILED ON DRAWINGS. OBTAIN WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER FOR SLEEVES AT OTHER LOCATIONS.

CONSTRUCTION JOINTS IN CONCRETE BEAMS ARE NOT ALLOWED EXCEPT AT LOCATIONS OF MINIMUM SHEAR APPROVED BY THE STRUCTURAL ENGINEER.

PROVIDE MINIMUM CONCRETE COVER OVER REINFORCING AS FOLLOWS: CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH = 3" EXPOSED TO EARTH OR WEATHER = 2" NOT EXPOSED TO EARTH OR WEATHER OR IN CONTACT WITH THE GROUND = 2"

PROVIDE 3/4" CHAMFER ON ALL EXPOSED EDGES OF CONCRETE.

WOOD FRAMING:

ALL WOOD CONSTRUCTION TO BE DONE ACCORDING TO IBC 2006 CHAPTER 23 AND (NDS 2005) NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.

WALL STUD FRAMING: PROVIDE LUMBER AND MATERIALS MEETING OR EXCEEDING THE FOLLOWING STANDARDS OF QUALITY AND MINIMUM BASE DESIGN VALUES: VISUALLY GRADED DOUGLAS FIR-LARCH OR SPRUCE-PINE-FIR NO. 2 OR BETTER.

975 psi EXTREME FIBER STRESS IN BENDING (SINGLE); Fb
1,150 psi COMPRESSION PARALLEL TO GRAIN; Fc
1,400,000 psi MODULUS OF ELASTICITY; E

SAWN LUMBER HEADERS, BEAMS, AND JOISTS: PROVIDE LUMBER AND MATERIALS MEETING OR EXCEEDING THE FOLLOWING STANDARDS OF QUALITY AND MINIMUM BASE DESIGN VALUES: VISUALLY GRADED DOUGLAS FIR-LARCH NO. 2 OR BETTER.

900 psi EXTREME FIBER STRESS IN BENDING; Fb
1,350 psi COMPRESSION PARALLEL TO GRAIN; Fc
1,600,000 psi MODULUS OF ELASTICITY; E

ALL HEADERS, BEAMS, AND JOISTS SHALL BE FREE FROM SPLITS, CHECKS AND SHAKES. PRESERVATIVE PRESSURE TREATED FRAMING LUMBER: PROVIDE LUMBER AND MATERIALS MEETING OR EXCEEDING THE FOLLOWING STANDARDS OF QUALITY AND MINIMUM BASE DESIGN VALUES: VISUALLY GRADED SOUTHERN PINE NO. 2 OR BETTER.

975 psi EXTREME FIBER STRESS IN BENDING (SINGLE); Fb
1,450 psi COMPRESSION PARALLEL TO GRAIN; Fc
1,600,000 psi MODULUS OF ELASTICITY; E

ALL PRESERVATIVE PRESSURE TREATED LUMBER SHALL CONFORM TO AWPA STANDARDS. LAMINATED VENEER LUMBER (LVL) HEADERS AND BEAMS: PROVIDE LUMBER AND MATERIALS MEETING OR EXCEEDING THE FOLLOWING STANDARDS OF QUALITY AND MINIMUM BASE DESIGN VALUES:

2,600 psi FLEXURAL STRESS; Fb
2,510 psi COMPRESSION PARALLEL TO GRAIN; Fc
1,900,000 psi MODULUS OF ELASTICITY; E
118,750 psi SHEAR MODULUS OF ELASTICITY; G

ALL FASTENERS TO BE GALVANIZED IN AREAS DIRECTLY EXPOSED TO EXTERIOR ELEMENTS OR PRESERVATIVE PRESSURE TREATED MATERIAL.

ALL NAILED AND GLUED MEMBERS TO BE IN CLEAN AND DRY CONDITION PRIOR TO GLUING. ADHESIVE SHALL COMPLY WITH ANSI/AITC A190.1-1983.

PLYWOOD AND BUILT UP BEAMS TO BE IN COMPLIANCE WITH IBC STD. #25-18. ALL WOOD FRAMING MEMBERS TO HAVE A MOISTURE CONTENT NOT TO EXCEED 19%.

ALL ROOF AND WALL SHEATHING TO BE 5/8" APA RATED UNLESS NOTED OTHERWISE. SHEATHING ON WALLS TO HAVE STAGGERED VERTICAL JOINTS.

ALL MANUFACTURED FLOOR JOISTS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

PROVIDE SOLID WOOD BLOCKING IN FLOOR SYSTEM WHERE CONCENTRATED LOADS OCCUR SO AS TO TRANSFER LOAD TO FRAMED WALL, BEAM, HEADER, OR FOUNDATION WALL BELOW.

NAILS AND STAPLES SHALL CONFORM TO REQUIREMENTS OF ASTM F 1667. CONNECTIONS AND FASTENERS: NUMBER AND SIZE SHALL NOT BE LESS THAN THAT SET FORTH IN IBC 2006 TABLE 2304.9.1

ALL LAG SCREW CONNECTIONS TO BE PRE-DRILLED. ALL GIRDS, BEAMS, AND HEADERS TO BE SUPPORTED BY A MIN. OF 3 STUDS (2 CRIPPLE, 1 KING)

ALL MULTI-PLY MEMBERS ARE TO BE CONNECTED TOGETHER ACCORDING TO MANUFACTURER'S SPECIFICATIONS TO ACT AS ONE SOLID MEMBER.

PREFABRICATED WOOD TRUSSES:

ALL TRUSS DESIGN TO BE DONE ACCORDING TO IBC 2009 CHAPTER 23. SHOP DRAWINGS AND CALCULATIONS ARE TO BE SUBMITTED. DRAWINGS MUST BE CERTIFIED BY AN IOWA REGISTERED PROFESSIONAL ENGINEER.

TRUSS LAYOUT IS SCHEMATIC ONLY. TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN (INCLUDING SPACING) OF ALL TRUSSES AND SHALL SUBMIT SHOP DRAWING (SEALED BY A REGISTERED ENGINEER) FOR APPROVAL BY BUILDER.

ROOF SHEATHING: APA RATED SHEATHING EXP. 1, 24/0 SPAN RATING.

FLOOR SHEATHING: 3/4" T&G APA RATED FLOOR SHEATHING, 24" O.C. SPAN RATING (GLUE AND NAIL TO FLOOR FRAMING MEMBERS.)

ALL CONNECTOR PLATES SHALL BE IN COMPLIANCE WITH THE TRUSS PLATE INSTITUTE SPECIFICATION TP1-91.

DO NOT SUSPEND MECHANICAL OR ELECTRICAL ITEMS FROM LOWER CHORD OF TRUSS.

WIND CLIPS TO BE SIMPSON "H-2.5" TYPE HURRICANE CLIPS, UNLESS REQ'D OTHERWISE BY PROJECT ENGINEER OR MANUFACTURER.

PROVIDE WOOD TRUSSES ABLE TO SUSTAIN THE STATED LOADS FOR THE SPANS, PROFILES AND ARRANGEMENT SHOWN ON DRAWINGS.

FLOOR TRUSS TO BE PRESENT UNDER INTERIOR PARTITION WALLS.

SERVICEABILITY: TRUSS DEFLECTIONS SHALL NOT EXCEED THE LIMITATIONS OF IBC 2009 SECTION 1604.3.1, UNLESS NOTED OTHERWISE ON DRAWINGS.

Table with 4 columns: MARK, WIDTH, DEPTH, REINFORCING. Includes CF8 (0'-8" x 3'-6" @ #4 TOP & BOT. #4 VERTICAL @ 24" O.C.) and CF16A (1'-4" x 1'-0" @ #5 CONT. & #6 @ 24" O.C. TRANSVERSE).

Table with 3 columns: MARK, SIZE, and a blank column. Includes H1 (3 @ 2 x 8) and H2 (3 @ 1 3/4 x 11 7/8 LVL).

HEADER NOTES:

- 1. THE WALLS SHOWN FOR FRAMING LAYOUTS ARE FOR THE STORY BELOW. HEADERS ARE FOR WALL FRAMING BELOW THE FLOOR SHOWN.
2. ALL WALL CORNERS AND ENDS OF HEADERS MUST BE SUPPORTED BY A MINIMUM OF THREE STUDS. (2 CRIPPLE STUDS AND 1 KING STUD)
3. ALL MULTI-PLY HEADERS TO BE FASTENED TOGETHER PER MANUFACTURER'S REQUIREMENTS TO ENACT ALL PLYS EQUALLY.

Signature block containing a certification statement, signature line for James E. Tometich, name, date (11/21), and registration expiration date (31-DECEMBER-2014).

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Table with 3 columns: Rev. #, Issue/Revision, Date. Includes revision 1 for 'FOR CONSTRUCTION' dated 10/23/2014.

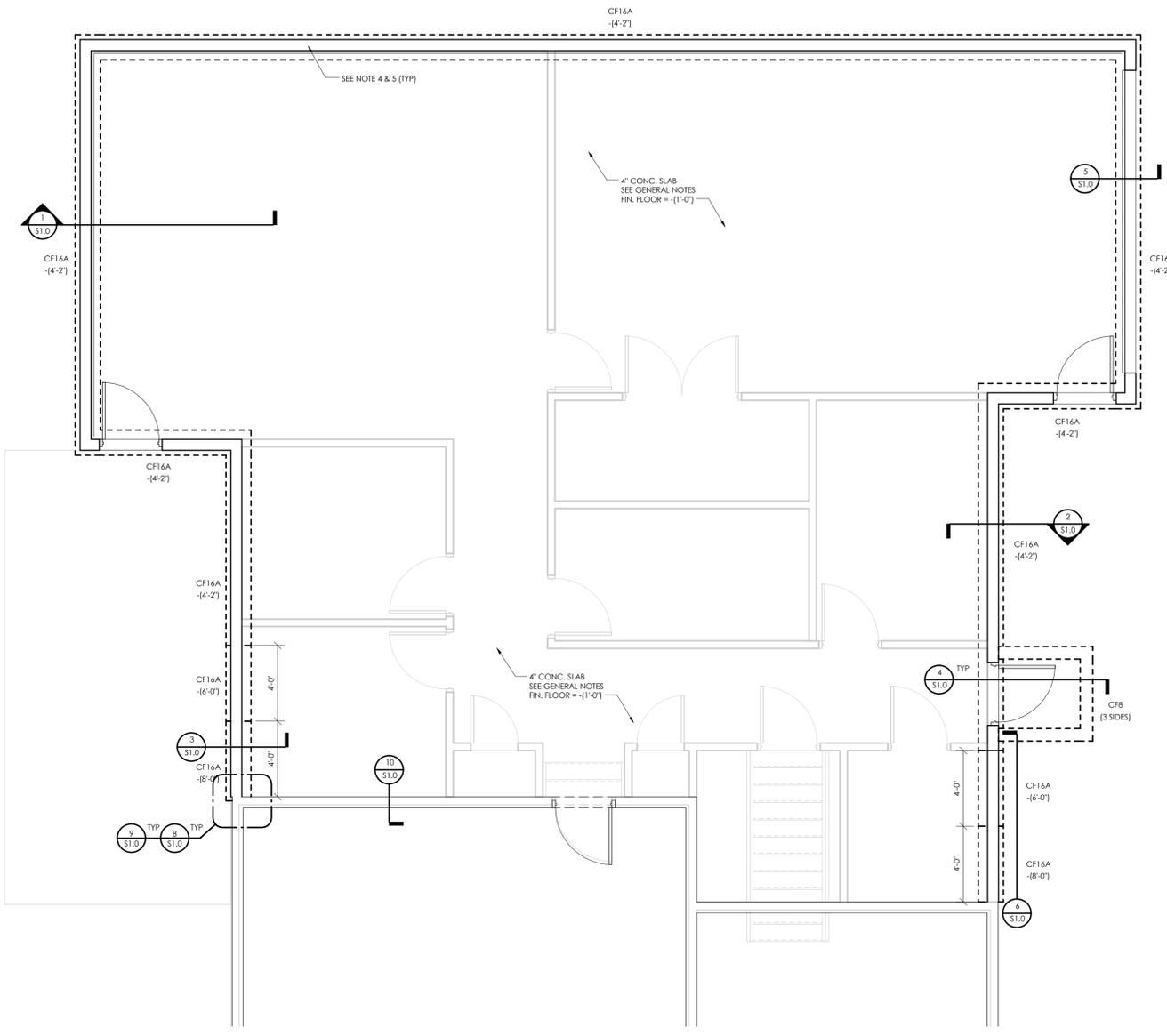
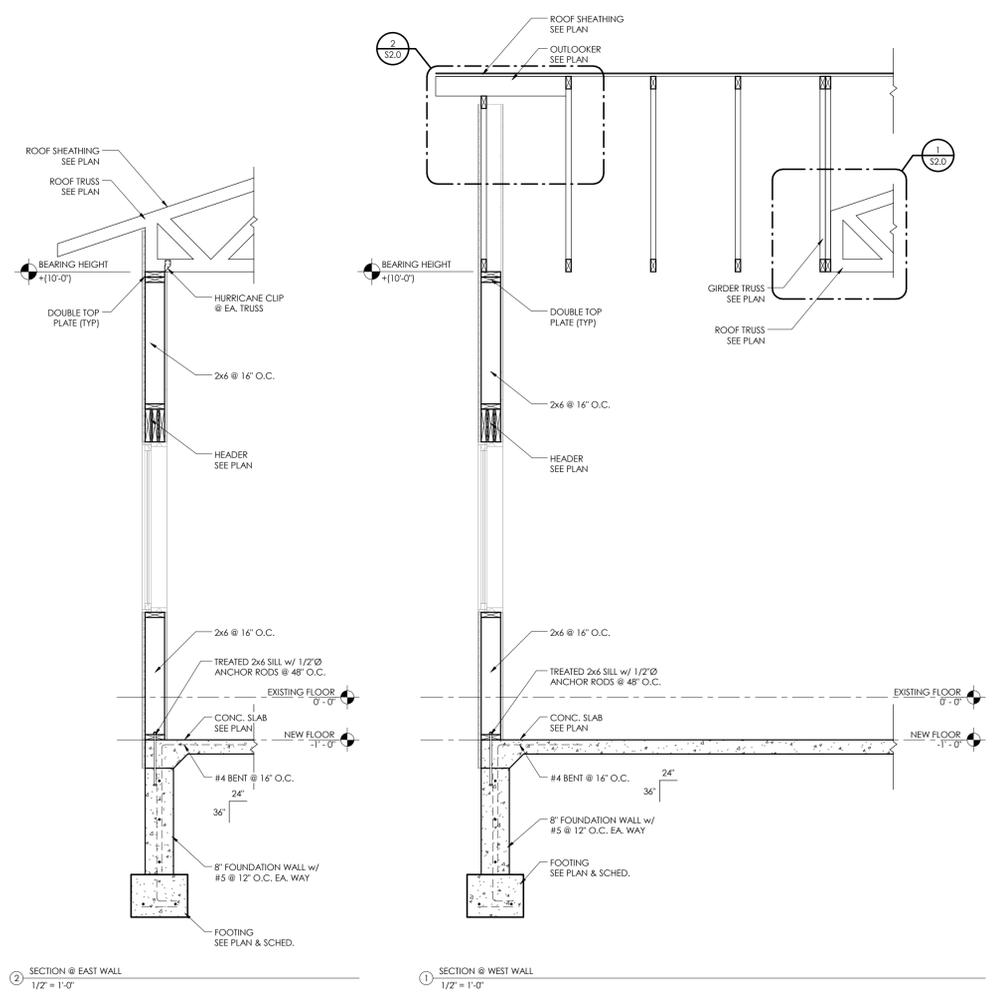
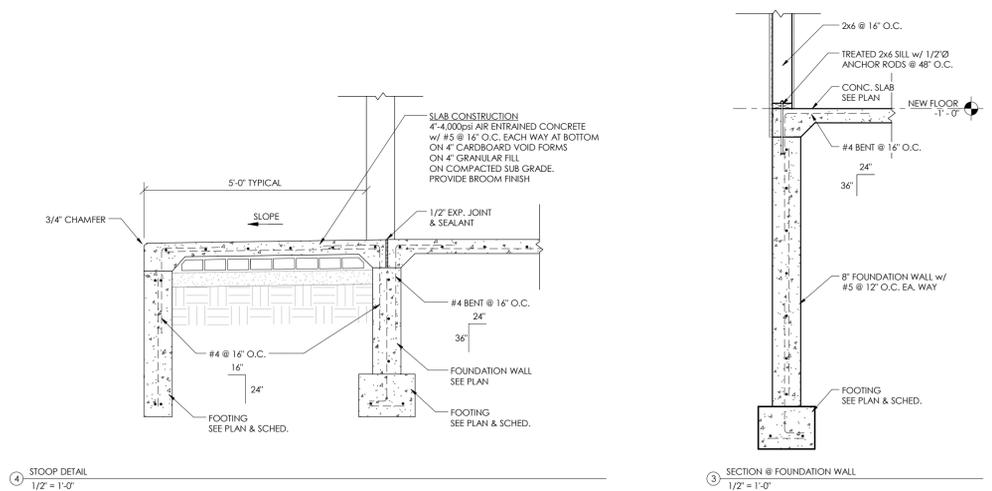
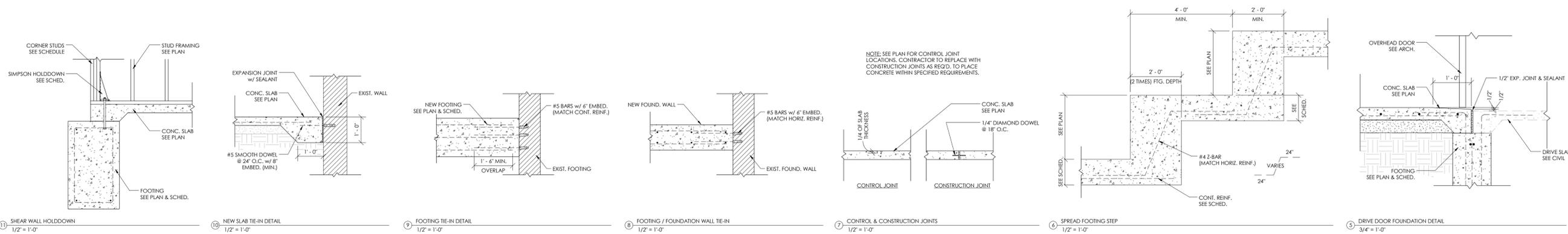
Job No. U14-479 Proj. Mgr. CJS

Sheet Title GENERAL NOTES

Sheet No.

S0.1

FOR CONSTRUCTION



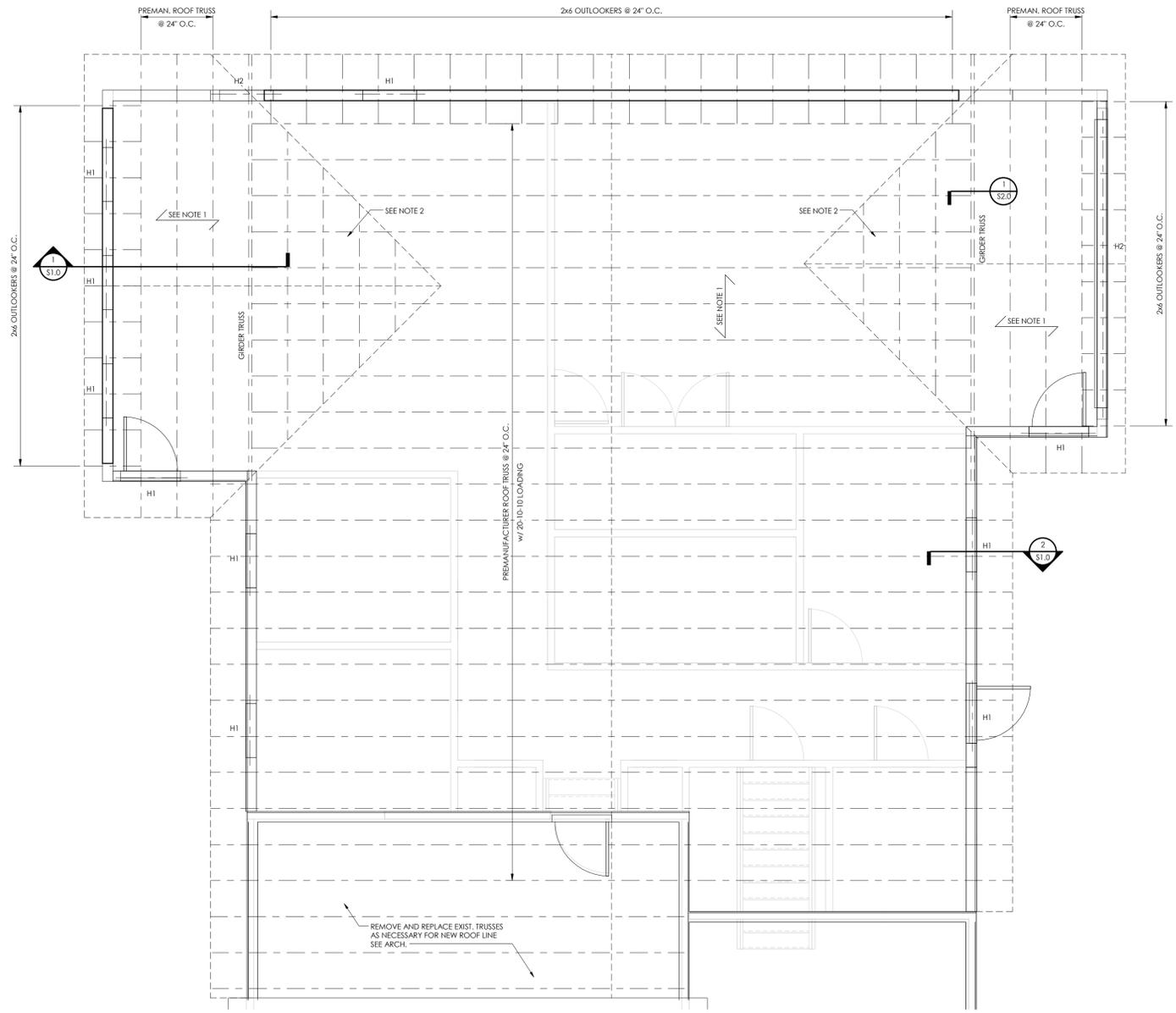
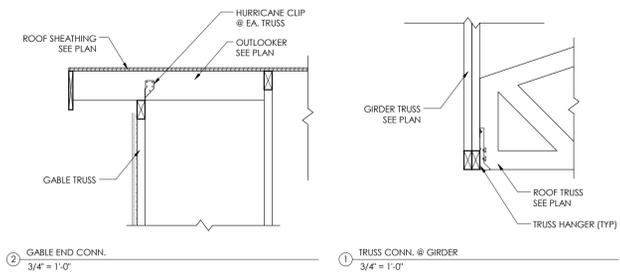
- PLAN NOTES:
- ALL ELEVATIONS BASED OFF OF EXISTING FINISH FLOOR.
 - TOP OF FOUNDATION WALL TO BE -0'-8".
 - ALL FOUNDATION WALLS TO BE 8" CONC. w/ #5 @ 12" O.C. EA. WAY U.N.O.
 - ALL EXTERIOR WALLS TO BE 2x6 @ 16" O.C. U.N.O.
 - ALL EXTERIOR WALLS TO HAVE 1/2" APA RATED SHEATHING WITH 10d NAILS @ 6" O.C. AT PANEL EDGES & 12" O.C. AT PANEL FIELD.

FOR CONSTRUCTION

Rev. #	Issue / Revision	Date
1	FOR CONSTRUCTION	10/23/2014

Job No. U14-479 Proj. Mgr. CJS
Sheet Title **FOOTING & FOUNDATION PLAN**
Sheet No. **S1.0**

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PLAN NOTES:
1. 5/8" PLYWOOD SHEATHING NAILED TO ROOF FRAMING w/ 10d COMMON NAILS 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.

ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

FOR CONSTRUCTION

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Rev. #	Issue / Revision	Date
1	FOR CONSTRUCTION	10/23/2014

Job No. U14-479 Proj. Mgr. CJS
Sheet Title **ROOF FRAMING PLAN**

Sheet No. **S2.0**