Community Development Department
City Hall
101 First Street SE
Cedar Rapids, IA 52401
Telephone: (319) 286-5041
FAX: (319) 286-5130

DESIGN REVIEW TECHNICAL ADVISORY COMMITTEE MEETING
May 31, 2016 | 4:00 P.M.
Blairs Ferry Conference Room, City Hall
101 First Street SE

AGENDA

Action/Discussion Items

1. **1010 3rd Street SE**
   T.U.S.K., LLC (applicant)
   - Facade review

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a City program, service, or activity, should contact Kirsty Sanchez at 319-286-5428 or email k.sanchez@cedar-rapids.org as soon as possible but no later than 48 hours before the event.

Community Development Department
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101 First Street SE
Cedar Rapids, IA 52401
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DESIGN REVIEW TECHNICAL ADVISORY COMMITTEE STAFF REPORT

Date:	May 31, 2016
Applicant:	Jamey Stroschine
Owner:	T.U.S.K., LLC
Location:	1010 3rd Street SE
Request:	Façade Review
Date Application Received:	May 25, 2016

EXECUTIVE SUMMARY

The subject property is located at 1010 3rd Street SE and is zoned C-3, Regional Commercial Zone District. The applicant is proposing a complete rehabilitation of the existing building and new construction of approximately 1200 s.f. of retail and 2400 s.f. of office space.

The applicant is seeking recommendations from the Design Review Technical Advisory Committee.

STAFF RECOMMENDATION

Using the attached Overlay District Requirements, the Design Review Technical Advisory Committee shall provide recommendations on the project.

MEETING NOTES

The applicant received a parking variance over a year ago that only requires the 4 parking spaces that are provided.

A dumpster will be placed near the building by the handicap parking space. It will be screened.

The front façade of the building will not include the circle or the sign shown in the renderings.

Clear glass windows will be used. The front of the building will have clad windows. The other windows will be white vinyl.

DRTAC did not have any recommendations for the project.

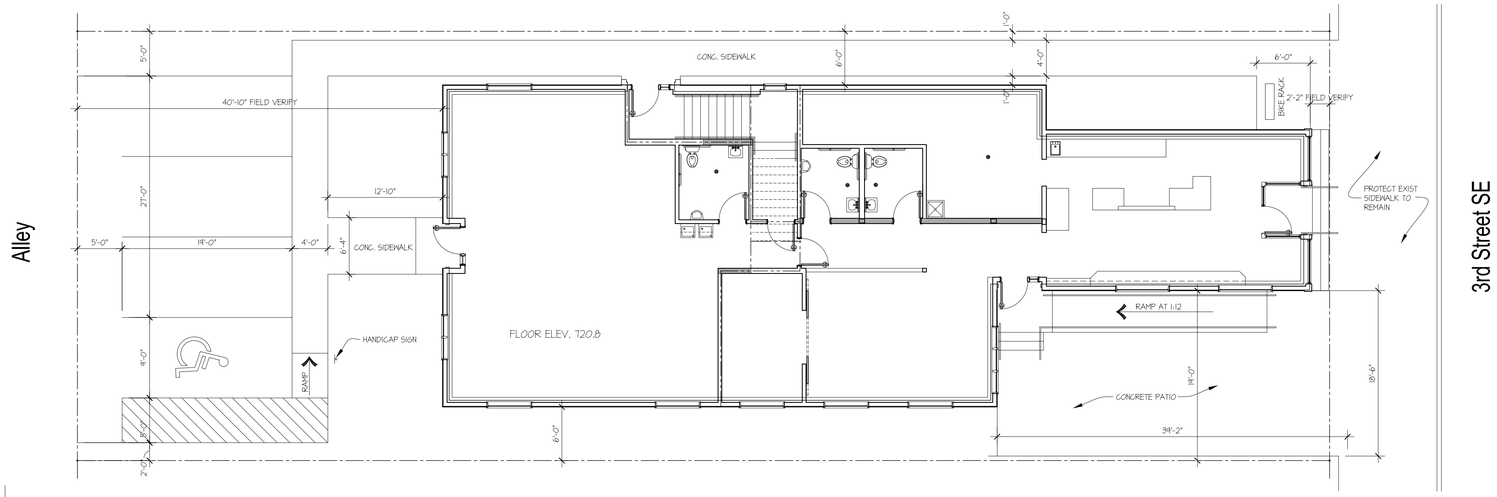
Standard	Meets Standard			Comments
	Y	N	N/A	
SECTION I: Building Massing, Orientation, & Site Design				
(a) Commercial buildings shall be constructed with a 10 foot maximum setback (including building plinths). New construction should be pedestrian friendly.	X			Project meets this standard.
(b) Multi-family buildings shall be constructed with setbacks that lie within the established setback range of the district with care taken to existing buildings on the block.			X	Not applicable to request.
(c) Buildings shall be placed close to streets, drives and other buildings. Pedestrians shall be able to easily travel between buildings on clearly defined pedestrian paths, not parking lot driveways.	X			Project meets this standard.
(d) Service/loading areas should not be located near primary entrances to buildings.	X			Project meets this standard.
(e) Building shall be oriented towards the street with a pedestrian entrance facing the street encouraged.	X			Project meets this standard.
(f) Building scale and massing shall maintain a relationship with adjacent structures to create building street walls along streets, drives and sidewalks where possible. Building massing shall be consistent with the City's Comprehensive Plan, adjacent structures, and the character of the District.	X			Project meets this standard.
(g) Proposed facades wider than the established historic range of the block upon which the proposed development is to be located may be permitted, but design features shall be included to mimic traditional building widths of 50 feet or less. Changes in façade material, building height, window style or architectural detail are examples of techniques that may be permitted to break up a façade.			X	Not applicable to request.
(h) Multi-story buildings are encouraged. Single-story commercial buildings shall take adjacent building heights into consideration. These should be constructed with high ceilings or parapet walls to create a greater feeling of enclosure along the street and to compliment horizontal elements of adjacent buildings.	X			Project meets this standard.
(i) Buildings shall hold the corners of intersections where possible to enhance the sense of enclosure and pedestrian-orientation of the commercial area. Building heights at the corners of intersections may exceed those of the surrounding block.			X	Not applicable to request.

Standard	Meets Standard			Comments
	Y	N	N/A	
(j) The required screening of mechanical, loading, trash, and utilities shall complement materials used on the adjacent building. Brick or decorative stone in combination with decorative fencing and landscaping is preferred.			X	Details have not been provided.
(k) Site plans should conform to the Pedestrian Friendly Site Design standards of the Commercial and Office Building Placement Guidelines section of the ordinance.	X			Project meets this standard.
(l) Parking should be located behind buildings when feasible. Parking lots adjacent to sidewalks are discouraged. Additional landscaping and architectural elements shall be required for parking lots adjacent to sidewalks to help contribute to an attractive streetscape.	X			Project meets this standard.
(m) Where feasible, parking lots shall be linked between sites to reduce the need for district visitors to drive between adjacent stores and services. Shared parking between parcels is encouraged, and parking should be coordinated and signed appropriately to avoid user confusion.			X	Project does not meet this standard.
SECTION II: Building Design				
(a) Building design and architectural style create and enhance the character of the Czech Bohemia Overlay District for pedestrians and motorists. A range of architectural styles is preferred. However, all buildings should be designed with common elements:				
(i) Open glass storefronts (where retail is provided) or public entrances (other non-residential development) *Required for street frontages. Encouraged for interior elevations.*	X			Project meets this standard.
(ii) Clearly defined entrances to ground and upper floors (if applicable) *Required for street frontages and interior elevations.*	X			Project meets this standard.
(iii) Sign bands and awnings incorporated into the design and scale of the buildings *Required for street frontages and interior elevations. Encouraged for lot line elevations.*	X			Project meets this standard.
(iv) Upper floor windows *Required for street frontages and interior elevations.*	X			Project meets this standard.

Standard	Meets Standard			Comments
	Y	N	N/A	
(b) Variations in rooflines are encouraged add interest to buildings and reduce the massive scale of large buildings. Buildings which are taller that adjacent structures by more than 1 story should consider the use of upper-floor setbacks, dormers or other architectural features to soften the transition between structures. *Each site is unique and the use of transitional architectural elements may not be necessary in all cases. Developers are encouraged to consult with adjacent property owners as part of the project development.* *Required for street frontages. Encouraged for interior and lot line elevations.*	X			Project meets this standard.
(c) The top edge of the building shall be defined by a cornice line or similar articulation. *Required for street frontages and interior elevations. Encouraged for lot line elevations.*	X			Project meets this standard.
(d) Windows and doors shall be located, spaced and aligned on the building facade in a manner consistent with the established context of the block. *Required for street frontages. Encouraged for interior elevations.*	X			Project meets this standard.
(e) The sizes of windows and doors shall be consistent with the proportions of historic buildings in the District. *Required for street frontages. Encouraged for interior elevations.*	X			Project meets this standard.
(f) Highly reflective, opaque or darkly tinted glass shall not be used for windows or doors around public entrances. *Required for street frontages and interior elevations.*	X			Project meets this standard.
(g) Rear building entrances and facades shall be designed in a manner consistent with the front and a side facade, especially when parking is behind buildings. *Required for interior elevations. Encouraged for lot line elevations.*	X			Project meets this standard.
(h) Entrances into commercial buildings should not be recessed more than five feet from the exterior building wall. *Required for street frontages and interior elevations.*	X			Project meets this standard.

Standard	Meets Standard			Comments
	Y	N	N/A	
(i) Buildings shall primarily be constructed of high-quality materials such as brick, stone, split face block masonry, architectural paneling, and glass. Exterior finish insulation systems (EFIS), stucco and vinyl may be used on upper floors but use should be limited on the ground level. Concrete block, metal or plywood should not be used on building facades or on walls that are visible from streets, driveways, sidewalks or parking areas. *Required for street frontages and interior elevations. Encouraged for lot line elevations.*	X			Project meets this standard.
(j) At a minimum 60% of the building elevation dedicated to non-residential uses should be windows, doors, and fenestration. *Residential elevations may have smaller window sections. To the extent possible street-facing facades should meet this requirement. Windowless walls necessary due to the function of the building should be placed along interior elevations.* *Required for street frontages. Encouraged for interior elevations.*	X			Project appears to meet this standard.
SECTION III: Site Furnishings & Landscaping				
(a) Visual continuity within the district is important. Site furnishings and other amenities significantly contribute to the overall image of the district. Site furnishings should be made of quality materials and complement the character of the District. These elements include approved benches, waste receptacles, planters, railings, bollards, bike racks, and tree grates. *As streetscape projects occur within the Czech Bohemia Overlay District a standardized style of street furnishing may be developed. At this time there are no approved, or preferred bench styles within the district. Projects adjacent to recent streetscape projects are encouraged to mimic the style and type of on-street furnishings with any furnishing provided on-site.*			X	Not applicable to request.
(b) Site furnishings are encouraged to be provided in pedestrian spaces such as building entrances, along walkways and in pedestrian plazas and seating areas.			X	Not applicable to request.
(c) Fencing shall be constructed of compatible materials that complement adjacent structures. The use of chain link fencing is not permitted within the Overlay District.			X	Not applicable to request.

MMXVI



NORTH

Site Plan

SCALE: 1/8" = 1'-0"

SITE PLAN NOTES

1. ALL NEW SIDEWALKS AND PAVING SHALL NOT EXCEED A MAX. SLOPE OF 1:20.
2. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES AND PROTECT UTILITIES TO REMAIN.
3. ALL FINISH GRADING TO BE COMPLETED BE CONTRACTOR. CONTRACTOR TO INSTALL ALL NEW PLANT MATERIAL AND SEEDING.
6. GRADE ALL AREAS AROUND THE BUILDING TO DRAIN WITHOUT PONDING IN DISTURBED AND UNDISTURBED AREAS. MAINTAIN 6 INCHES OF FALL AWAY FROM THE BUILDING IN THE FIRST 10 FEET OF DISTANCE.

BUILDING CODE REVIEW:

2012 IBC

Building size

Proposed Main Floor	2,848
Proposed Upper Floor	1,524 sf
Total Building:	4,372 sf

Square Footage by Occupancy

A-2 Restaurant (main floor)	1,575 sf
M Merchantile (main floor)	1,090 sf
B Business Stair (main floor)	251 sf
B Business (upper floor)	1,463 sf

Occupancy Classification: Assembly Group A-2
Mercantile Group M
Business Group B

Type of Construction: Type V-B

Allowable Height & Area (Table 503): A-2 1 story & 6,000 sf
M 1 story & 9,000 sf
B 2 story & 9,000 sf

Occupancy separation (Table 508.4):
Non-sprinkled 2 hour separation between A-2 and both M and B
Non-sprinkled no rating required between M and B

Building Elements Fire Rating (Table 601): Type V-B
No Rating Required

Fire Resistance Rating Requirements for Exterior Walls (Table 602)
5 <= X <= 10 One hour fire rating required
10 <= X < 30 No fire rating required

Automatic Sprinkler Systems (Section 903.2.1.2): Group A-2
Not Required - Fire area does NOT exceed 5,000 sf
Occupant load less than 100
Occupancy not located on second floor

Manual Fire Alarm System (Section 907.2.1): Group A
Not Required - Occupancy less than 300

Occupant Load (Table 1004.1.2):
Inside Dining area 406 sf at 15 sf per person 27 occupants
Queing area 73 sf at 5 sf per person 15 occupants
Kitchen area 421 sf at 200 sf gross per person 3 occupants
Total A-2 occupancy 45 occupants (Inside)
Outside Dining area 330 sf at 15 sf per person 22 occupants
Total A-2 occupancy 22 occupants (Outside)
Mercantile area 1,090 sf at 30 sf gross per person
Main Floor - 37 occupants
Business area 1,463 sf at 100 sf gross per person
Second Floor - 15 occupants

Exits (Table 1015.1)
One exit required from A-2 Restaurant
One exit required from main floor M Mercantile
One exit required from second floor B Business

Exit Travel Distance (Table 1016.2):
Group A - 200 feet in non-sprinkled building
Group M - 200 feet in non-sprinkled building
Group B - 200 feet in non-sprinkled building

Interior Finishes (Table 803.9):

Group A-2	Rooms and Enclosed Spaces	Class B
Group M and B	Corridors and exit enclosures	Class B
	Rooms and Enclosed Spaces	Class C

Plumbing Systems (Table 2902.1)

Group A-2 (restaurants)	1 fixture per 75	1 required
Group M	2902.2 Separate facilities not required occupancy <50	
Group B	Separate facilities not required occupancy <15	

GENERAL NOTES

1. ALL WORK ON THIS PROJECT TO BE BUILT IN COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL BUILDING CODES. CONTRACTOR SHALL BRING TO ARCHITECT'S ATTENTION ALL ITEMS REQUIRING INTERPRETATION.
2. ALL CONTRACTORS ON THIS PROJECT MUST BE REGISTERED WITH THE STATE OF IOWA. GENERAL CONTRACTOR SHALL OBTAIN A COPY OF STATE REGISTRATION AND INSURANCE CERTIFICATES FROM EACH CONTRACTOR AND TRANSMIT TO ARCHITECT PRIOR TO START OF CONSTRUCTION.

SYMBOLS LEGEND:

ROOM — ROOM NAME / RM # — ROOM NUMBER
002 — DOOR NUMBER
F — WINDOW TYPE
A — WALL TYPE
F-1 — EQUIPMENT TYPE
2 — FURNITURE TYPE
3 — REVISION
A — COLUMN GRID
ELEVATION MARK
SD — SMOKE DETECTOR
FLOOR DRAIN

AA / A.5 — SECTION NUMBER / BUILDING SECTION / SHEET NUMBER
AA / A.5 — SECTION NUMBER / WALL SECTION / SHEET NUMBER
A / A.5 — DETAIL NUMBER / DETAIL / SHEET NUMBER
4 / A.5 / 2 / 3 — SHEET NUMBER / INTERIOR ELEVATIONS / ELEVATION NUMBER

ABBREVIATIONS:

A/C	AIR CONDITIONING	INSUL	INSULATION
ALUM	ALUMINUM	MFG	MANUFACTURER
BD	BOARD	MAX	MAXIMUM
BSMT	BASEMENT	MIN	MINIMUM
BRG	BEARING	MTL	METAL
BM	BEAM	NTS	NOT TO SCALE
BLK	BLOCK	O.C.	ON CENTER
BLKG	BLOCKING	OPG	OPENING
CLG	CEILING	O/	OVER
CLR	CLEAR	PT	PAINT
COL	COLUMN	PL	PLATE
CONC	CONCRETE	PLY	PLYWOOD
CONST	CONSTRUCTION	REC	RECESSED
CONT	CONTINUOUS	REINF	REINFORCED
DIA	DIAMETER	RA	RETURN AIR
DN	DOWN	REQ	REQUIRED
DS	DOWNSPOUT	RO	ROUGH OPENING
DF	DRINKING FOUNTAIN	SHT	SHEET
EA	EACH	SC	SOLID CORE
ELEV	ELEVATION	SPEC	SPECIFICATIONS
EXP	EXPANSION	SUSP	SUSPENDED
EXT	EXTERIOR	TEMP	TEMPERED
FIN	FINISH	T&G	TONGUE AND GROOVE
FLR	FLOOR	TYP	TYPICAL
FTG	FOOTING	VCT	VINYL COMPOSITE TILE
FNDN	FOUNDATION	VERT	VERTICAL
GALV	GALVANIZED	WDW	WINDOW
GYP	GYPSUM	WWF	WELDED WIRE FABRIC
HC	HOLLOW CORE	W/	WITH
HM	HOLLOW METAL	WD	WOOD
HORZ	HORIZONTAL		
HB	HOSE BIBB		

A.D.A. MUST BE COMPLIANT WITH AMERICANS WITH DISABILITIES ACT

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.

Robert W. Peck Date
Registration number: 05326
Pages or sheets covered by this seal _____

REVISION	DATES
1 ----------	4 ----------
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DATE OF ISSUE
5.10.2016

The New White Elephant Building

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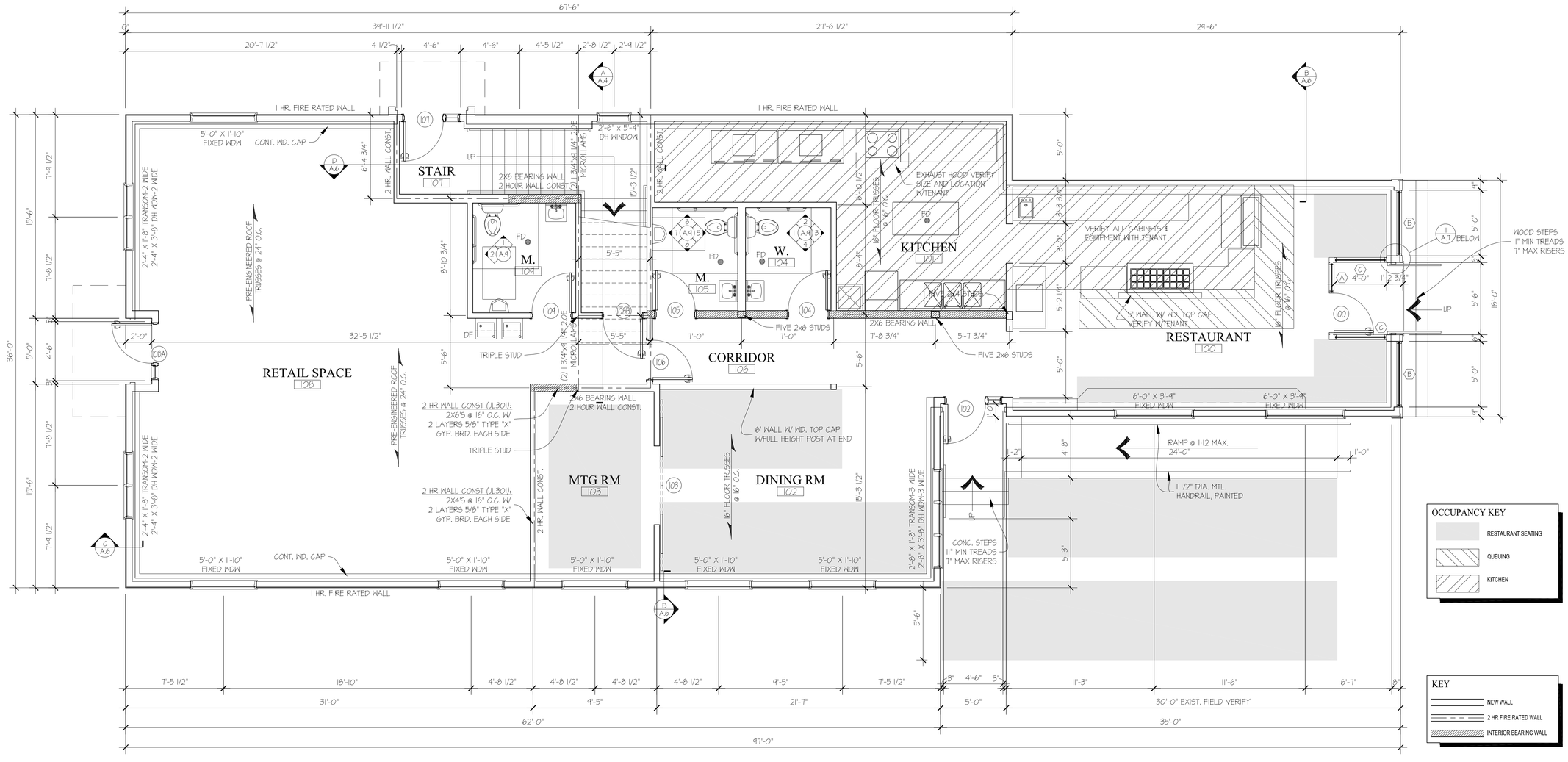
SHEET TITLE
SITE - CODE

A.1

PROJECT NUMBER
015-05

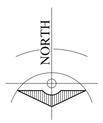


OCCUPANCY KEY

- RESTAURANT SEATING
- QUEUING
- KITCHEN

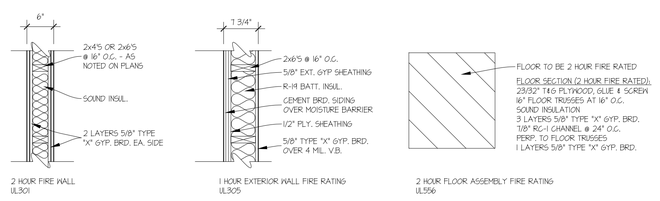
KEY

- NEW WALL
- 2 HR FIRE RATED WALL
- INTERIOR BEARING WALL



Main Floor Plan

SCALE: 1/4" = 1'-0"



Wall & Floor Assemblies

SCALE: 3/4" = 1'-0"

FRAMING NOTES:

1. ROOF TRUSSES TO BE DESIGNED AND CERTIFIED BY AN ENGINEER LICENSED IN THE STATE OF IOWA.
2. DO NOT MODIFY ANY TRUSSES WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ENGINEER WHO PROVIDED THE ORIGINAL TRUSS DESIGN.
3. DIMENSION ROOF FRAMING AND ALL BEAMS SHALL BE #2 DOUGLAS FIR OR EQUAL SPECIES. WALL STUDS TO BE STUD GRADE DOUGLAS FIR OR EQUAL SPECIES UNLESS OTHERWIDE NOTED.
4. ALL INTERIOR WALLS ARE 2x4'S AT 16" O.C. UNLESS NOTED OTHERWISE. ALL EXTERIOR WALLS ARE 2x6'S AT 16" O.C. UNLESS NOTED OTHERWISE.
5. ALL EXTERIOR AND INTERIOR BEARING WALL HEADERS ARE 2 - 2x12'S UNLESS NOTED OTHERWISE.
6. ROOMS 100, 101, 102, AND 103 CEILING CONSTRUCTION TO BE 7/8" RC-1 CHANNELS @ 24" O.C. ON NEW & EXISTING FLOOR STRUCTURE ABOVE WITH 2 LAYERS 5/8" TYPE "X" GYP. BRD.

FLOOR PLAN NOTES:

1. TAKE ALL PRECAUTIONS NECESSARY TO PROTECT HISTORIC PORTIONS OF THE BUILDING DURING THE FULL DURATION OF CONSTRUCTION.
2. ALL INTERIOR WALL DIMENSIONS ARE TO THE CENTERLINE OF WALL OR TO THE MASONRY MODULE UNLESS NOTED OTHERWISE.
3. PROVIDE TEMPERED GLASS IN ALL WINDOWS AND DOORS AS REQUIRED BY CODE.
4. ALL SILL PLATES AND OTHER FRAMING IN CONTACT WITH GRADE OR CONCRETE ARE TO BE TREATED.
5. MOUNT BOTTOM OF MIRRORS IN RESTROOMS AT 40" A.F.F. TO REFLECTIVE SURFACE. MIRROR TO BE FULL WIDTH OF VANITY OR 2'-0" AT LAVATORIES, TOP AT 7'-0" A.F.F.
6. AT PIPE CHASES IN THE EXTERIOR WALL INSULATE BETWEEN PIPE AND EXTERIOR. DO NOT INSULATE WARM SIDE OF PIPE.
7. VERIFY ALL DUCT CHASES WITH MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTING CHASES.
8. PROVIDE REDUCER STRIP AT ALL CHANGES IN FLOORING MATERIAL. CENTER REDUCER STRIP UNDER DOORS.
9. PROVIDE WOOD CAP ON ALL PARTIAL HEIGHT WALLS.

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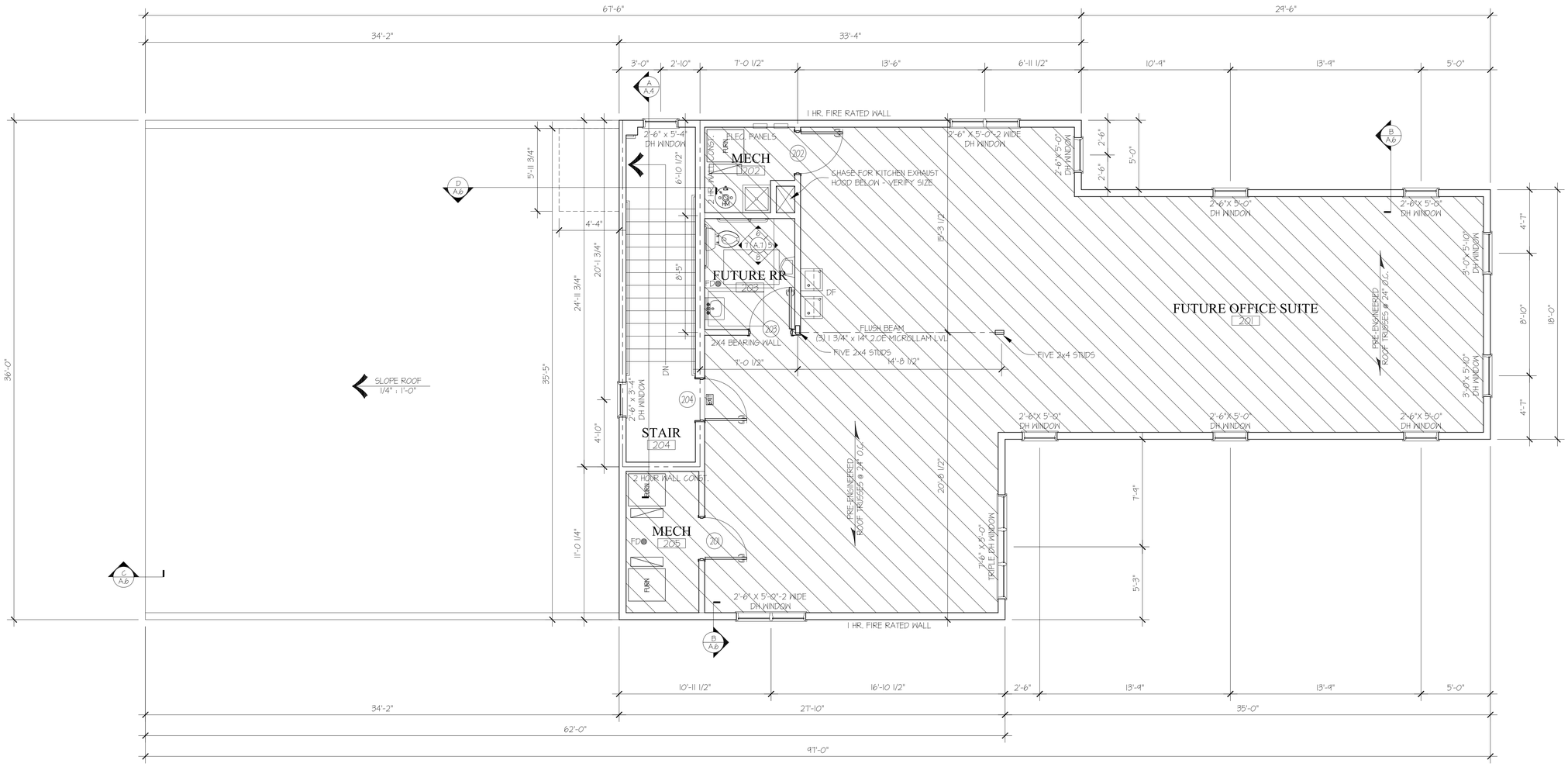
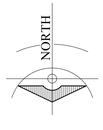
SHEET TITLE
MAIN FLOOR PLAN

A.2

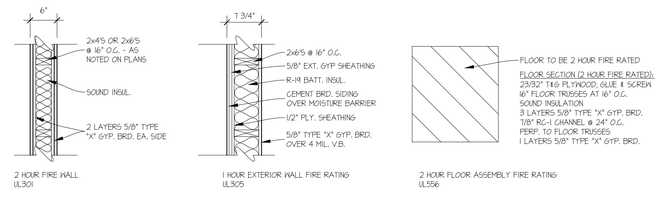
PROJECT NUMBER
015-05





Upper Floor Plan

SCALE: 1/4" = 1'-0"



Wall & Floor Assemblies

SCALE: 3/4" = 1'-0"

KEY

- NEW WALL
- 2 HR FIRE RATED WALL
- INTERIOR BEARING WALL

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SHEET TITLE
UPPER FLOOR PLAN

A.3

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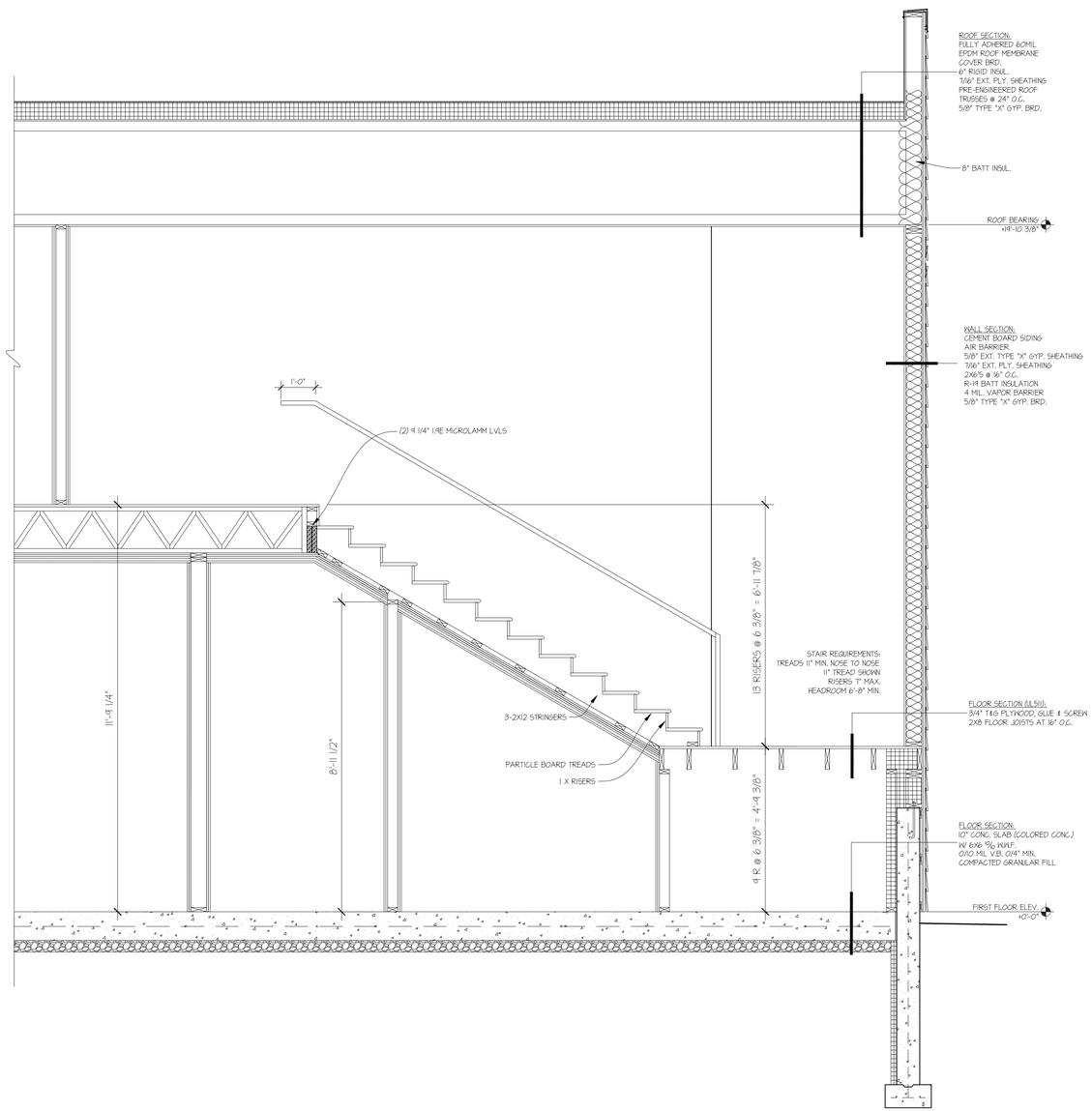
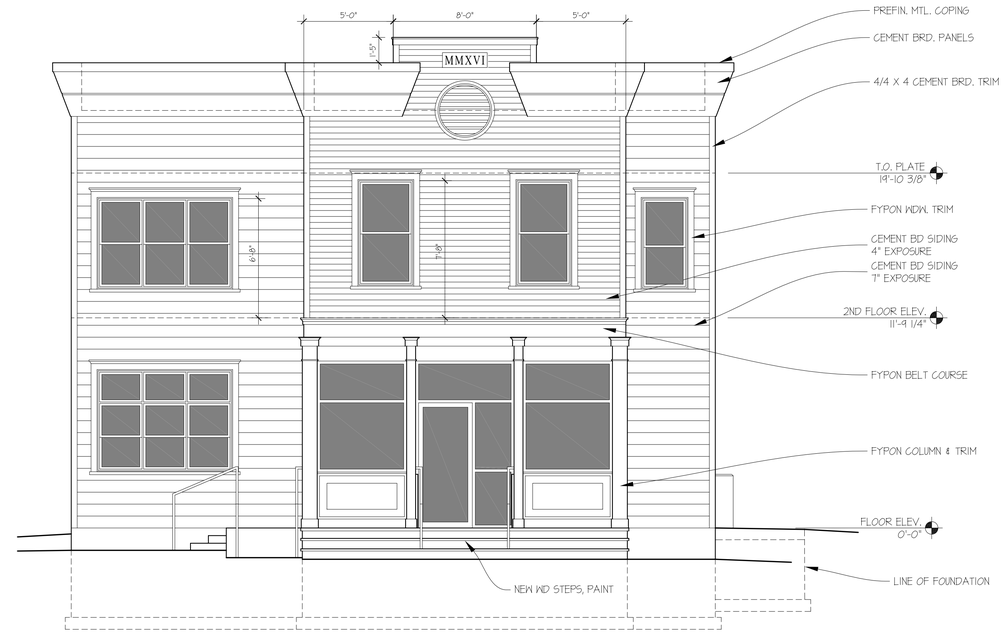
015-05



A Wall Section

SCALE: 1/2" = 1'-0"



West Elevation

SCALE: 1/4" = 1'-0"

East Elevation

SCALE: 1/4" = 1'-0"

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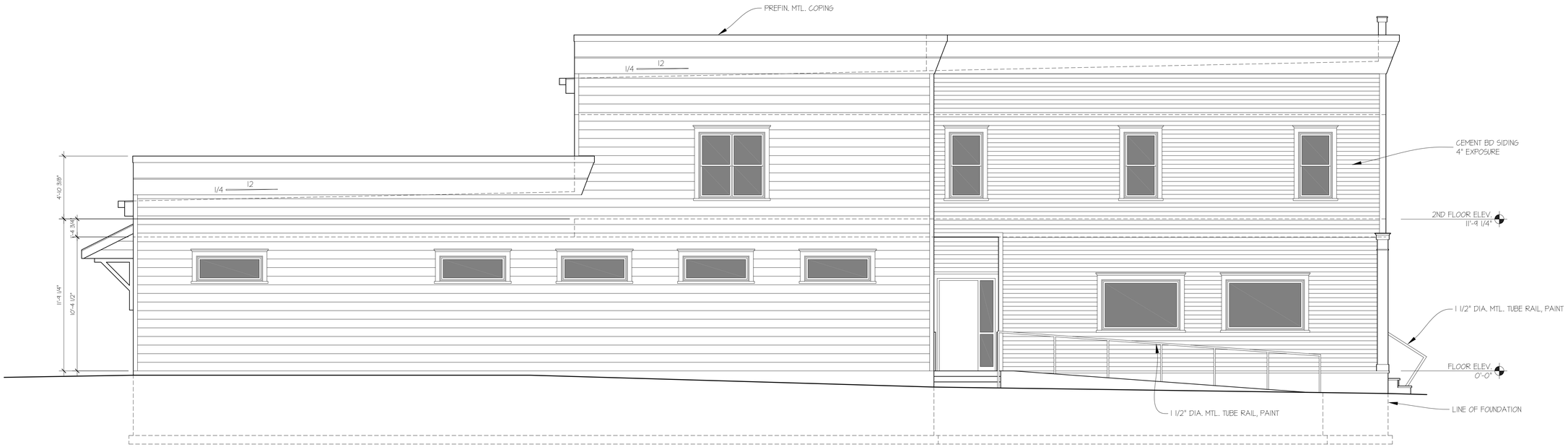
SHEET TITLE
ELEV-WS-SS

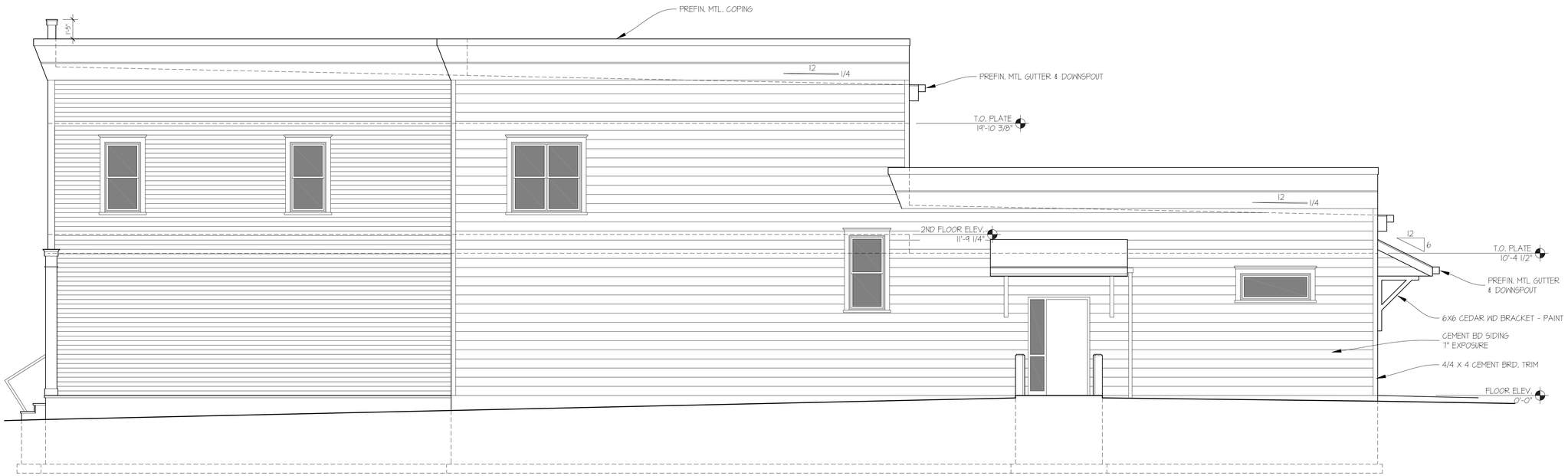
A.4

PROJECT NUMBER
015-05



North Elevation

SCALE: 1/4" = 1'-0"



South Elevation

SCALE: 1/4" = 1'-0"

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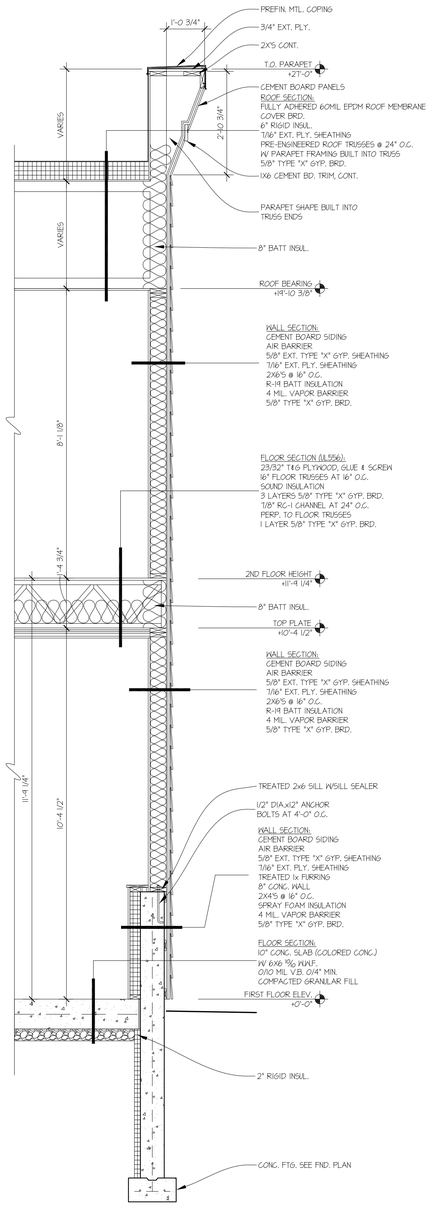
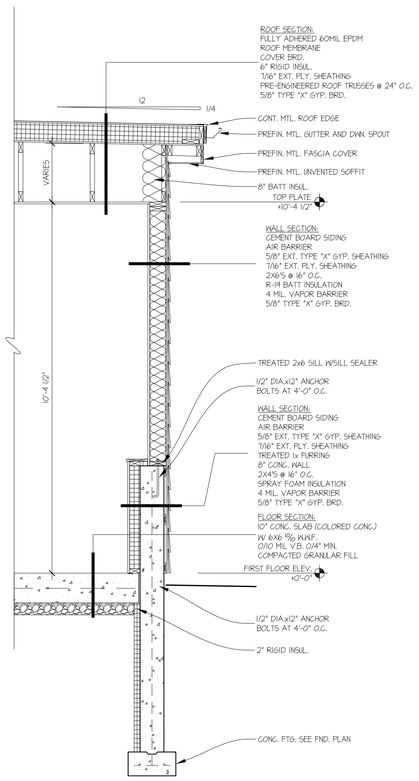
SHEET TITLE
ELEVATIONS

A.5

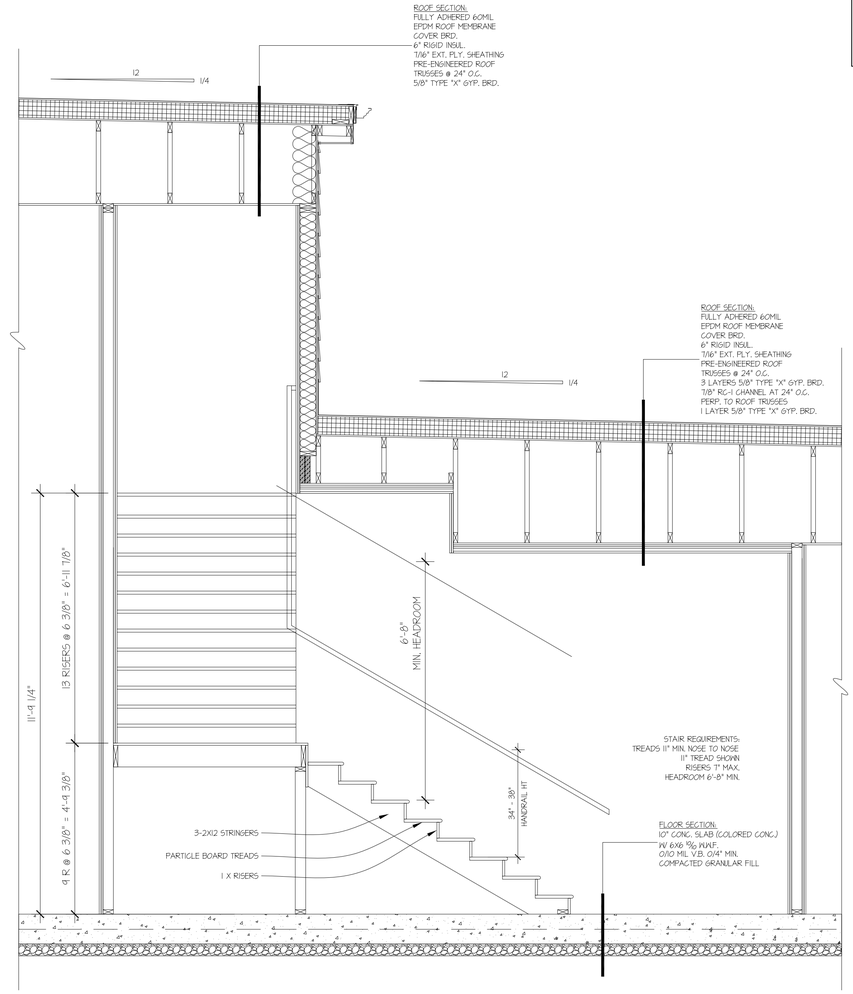
PROJECT NUMBER
015-05



B Wall Section
SCALE: 1/2" = 1'-0"



C Wall Section
SCALE: 1/2" = 1'-0"



D Stair Section
SCALE: 1/2" = 1'-0"

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SHEET TITLE
WALL SECTIONS

A.6

PROJECT NUMBER
015-05

DOOR AND FRAME SCHEDULE

DOOR NUMBER	DOOR SIZE W	DOOR SIZE H	DOOR SIZE T	DOOR MAT'L	DOOR TYPE	DOOR GLASS	FRAME MAT'L	FRAME TYPE	FRAME GLASS	FRAME DETAIL JM	FRAME DETAIL HD	FRAME DETAIL SILL	HARDWARE	DOOR & FRAME LABEL	REMARKS
100	3'-0"	7'-0"	1 3/4"	ALUM	G	TEMP	ALUM	A	TEMP	----	----	----	I	-------	
102	3'-0"	7'-0"	1 3/4"	16HM	A	-	6HM	2	-------	----	----	----	II	-------	
103	FR: 3'-0"	8'-0"	2"	SCWD	B	-	-	-	-------	----	----	----	-	-------	DECORATIVE SLIDING BARN DOOR TYPE
104	3'-0"	7'-0"	1 3/4"	SCWD	A	-	HM	1	-------	----	----	----	III	-------	
105	3'-0"	7'-0"	1 3/4"	SCWD	A	-	HM	1	-------	----	----	----	III	-------	
106	3'-0"	7'-0"	1 3/4"	SCWD	A	-	HM	1	-------	----	----	----	IV	90 MIN	
107	3'-0"	7'-0"	1 3/4"	16HM	A	-	6HM	2	-------	----	----	----	II	-------	
108A	3'-0"	7'-0"	1 3/4"	16HM	A	-	6HM	2	-------	----	----	----	II	-------	
108B	3'-0"	4'-6"	1 3/4"	SCWD	A	-	HM	1	-------	----	----	----	V	90 MIN	
109	3'-0"	7'-0"	1 3/4"	SCWD	A	-	HM	1	-------	----	----	----	III	-------	
201	3'-0"	7'-0"	1 3/4"	SCWD	A	-	HM	1	-------	----	----	----	V	20 MIN	
202	3'-0"	7'-0"	1 3/4"	SCWD	A	-	HM	1	-------	----	----	----	V	20 MIN	
203	3'-0"	7'-0"	1 3/4"	SCWD	A	-	HM	1	-------	----	----	----	III	-------	
204	3'-0"	7'-0"	1 3/4"	SCWD	A	-	HM	1	-------	----	----	----	IV	90 MIN	

ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR	BASE	N WALL MAT'L	N WALL FINISH	E WALL MAT'L	E WALL FINISH	S WALL MAT'L	S WALL FINISH	W WALL MAT'L	W WALL FINISH	CEILING MAT'L	CEILING FINISH	CEILING HGT
	FIRST FLOOR													
100	RESTAURANT	SEALED CONC	WD	GYP BD	PAINT	GYP BD	PAINT	GYP BD	PAINT	GYP BD	PAINT	GYP BD	PAINT	-
101	KITCHEN	SEALED CONC	WD	GYP BD	E PAINT	GYP BD	E PAINT	GYP BD	E PAINT	GYP BD	E PAINT	GYP BD	PAINT	-
102	DINING ROOM	SEALED CONC	WD	GYP BD	PAINT	GYP BD	PAINT	GYP BD	PAINT	GYP BD	PAINT	GYP BD	PAINT	-
103	MEETING ROOM	SEALED CONC	WD	GYP BD	PAINT	GYP BD	PAINT	GYP BD	PAINT	GYP BD	PAINT	GYP BD	PAINT	-
104	WOMEN	SEALED CONC	WD	GYP BD	E PAINT	GYP BD	E PAINT	GYP BD	E PAINT	GYP BD	E PAINT	GYP BD	PAINT	-
105	MEN	SEALED CONC	WD	GYP BD	E PAINT	GYP BD	E PAINT	GYP BD	E PAINT	GYP BD	E PAINT	GYP BD	PAINT	-
106	CORRIDOR	SEALED CONC	WD	GYP BD	PAINT	GYP BD	PAINT	GYP BD	PAINT	GYP BD	PAINT	GYP BD	PAINT	-
107	STAIR	VINYL TREADS	WD	GYP BD	PAINT	GYP BD	PAINT	GYP BD	PAINT	GYP BD	PAINT	GYP BD	PAINT	-
108	RETAIL SPACE	SEALED CONC	WD	GYP BD	PAINT	GYP BD	PAINT	GYP BD	PAINT	GYP BD	PAINT	GYP BD	PAINT	-
109	UNISEX RESTROOM	SEALED CONC	WD	GYP BD	E PAINT	GYP BD	E PAINT	GYP BD	E PAINT	GYP BD	E PAINT	GYP BD	PAINT	-
	SECOND FLOOR													
201	FUTURE OFFICE SUITE	-	-	GYP BD	PAINT	GYP BD	PAINT	GYP BD	PAINT	GYP BD	PAINT	GYP BD	PAINT	-
202	MECHANICAL	-	-	GYP BD	PAINT	GYP BD	PAINT	GYP BD	PAINT	GYP BD	PAINT	GYP BD	PAINT	-
203	FUTURE UNISEX RESTROOM	-	-	GYP BD	E PAINT	GYP BD	E PAINT	GYP BD	E PAINT	GYP BD	E PAINT	GYP BD	PAINT	-
204	STAIR	VINYL TREADS	WD	GYP BD	PAINT	GYP BD	PAINT	GYP BD	PAINT	GYP BD	PAINT	GYP BD	PAINT	-
205	MECHANICAL	-	-	GYP BD	PAINT	GYP BD	PAINT	GYP BD	PAINT	GYP BD	PAINT	GYP BD	PAINT	-

DOOR NOTES:

1. INSULATED DOORS SHALL HAVE POLY STYRENE OR POLYURETHANE CORE WITH MIN. R-4.
2. HOLLOW METAL DOORS AND FRAMES SHALL HAVE BAKED PRIMER FINISH AND BE PRIMED READY FOR FINISHING.
3. TOP AND BOTTOM EDGES OF DOORS SHALL HAVE INVERTED STEEL CHANNEL CLOSURE. ALL JOINTS SHALL BE WATERTIGHT.
4. DOORS SHALL BE REINFORCED AT ALL HARDWARE LOCATIONS.

ABBREVIATIONS

ACT	3/4" ACOUSTICAL CEILING TILE	HM	HOLLOW METAL	RHM	REINFORCED HOLLOW METAL
CONC	CONCRETE	16HM	INSULATED GALVANIZED HOLLOW METAL DOOR	SCWD	SOLID CORE WOOD DOOR
CPT	CARPET	OH	OVERHEAD GARAGE DOOR	STN	STAIN
E PAINT	EPOXY PAINT	PLYWD	PLYWOOD	TEMP	TEMPERED GLASS
FRP	1/4" FIBERGLASS REINFORCED PLASTIC	QZT	24" X 24" QUARTZ TILE	VB	VINYL BASE
GYP BD	5/8" TYPE X GYPSUM BOARD	RFD	ROLLING FIRE DOOR	WD	WOOD

HARDWARE GROUPS:

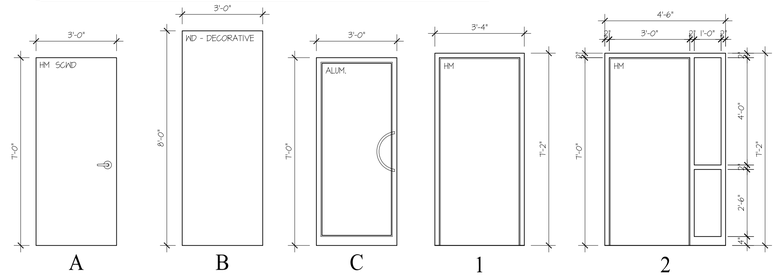
Hardware Group I Door # 100
- 3070 Aluminum Door and Frame
- Panic device - rim type
- Closer
- Pull
- Threshold
- Weather stripping

Hardware Group II Door #'s 102, 107 and 108A
- 3070 Insulated Galvanized Hollow Metal Door and Frame
- Entrance function lock with lever handle
- Closer
- Threshold
- Weather stripping

Hardware Group III Door #'s 104, 105, 109 and 203
- 3070 Solid Core Wood Door and Hollow Metal Frame
- Privacy function lock with lever handle
- Kick plate 8x32

Hardware Group IV Door # 106 and 204
- 3070 Solid Core Wood Door and Hollow Metal Frame
- Entrance function lock with lever handle
- Closer
- Smoke Seal

Hardware Group V Door #'s 108B, 201 and 202
- 3070 Solid Core Wood Door and Hollow Metal Frame
- Storage function lock with lever handle
- Closer
- Smoke Seal

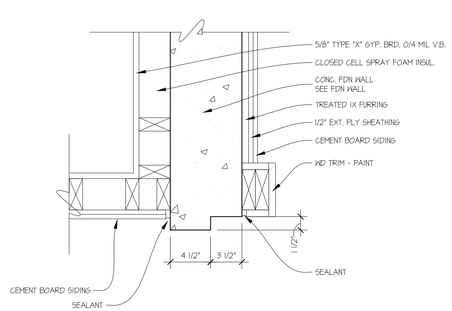


Door Types

SCALE: 3/8" = 1'-0"

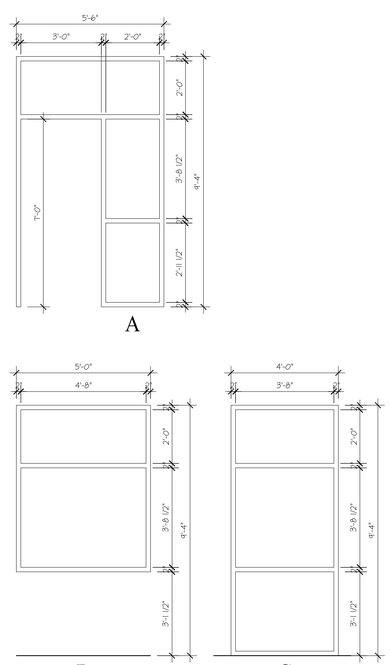
Frame Types

SCALE: 3/8" = 1'-0"



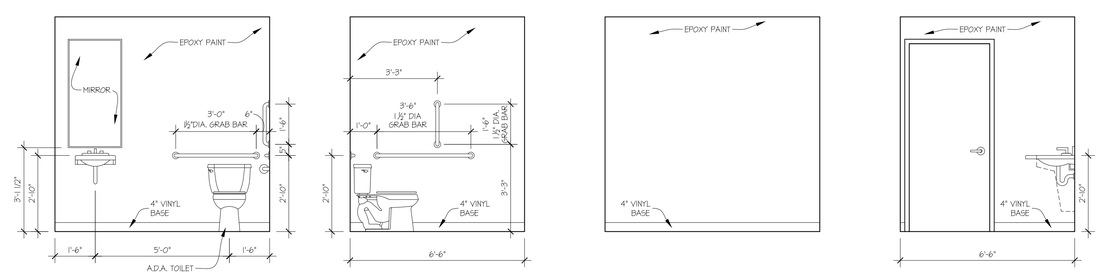
1 Detail

SCALE: 1 1/2" = 1'-0"



Window Types

SCALE: 3/8" = 1'-0"



1 Women

SCALE: 3/8" = 1'-0"

2 Women

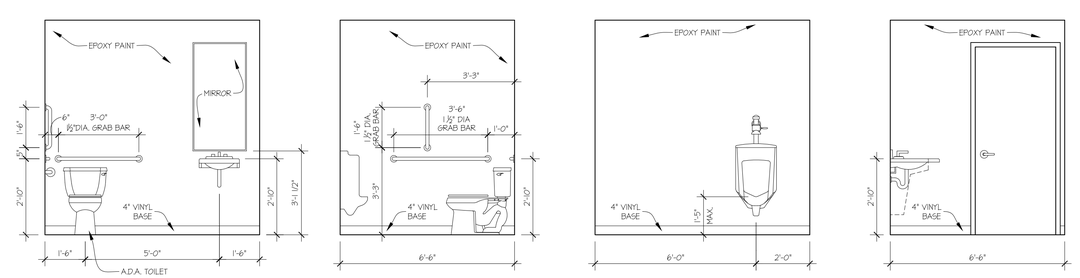
SCALE: 3/8" = 1'-0"

3 Women

SCALE: 3/8" = 1'-0"

4 Women

SCALE: 3/8" = 1'-0"



5 Men

SCALE: 3/8" = 1'-0"

6 Men

SCALE: 3/8" = 1'-0"

7 Men

SCALE: 3/8" = 1'-0"

8 Men

SCALE: 3/8" = 1'-0"

REVISION	DATES
1 ----------	4 ----------
2 ----------	5 ----------
3 ----------	6 ----------

DATE OF ISSUE
5.10.2016

The New White Elephant Building

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SHEET TITLE
SCH - INT ELEV

A.7

PROJECT NUMBER
015-05

0 – Design Parameters and Governing Codes

0.1 Design Basis:

Governing Building Code Amendments as required by	2015 IBC City of Cedar Rapids, Iowa	
Load Specification	ASCE 7-10	[With IBC Amendments]

0.1.1 Material Codes [with IBC Amendments]:

Concrete	ACI 318-11, ACI 301-10, ACI 305R-10, ACI 306R-10
Structural Steel	AISC 341-10, AISC 360-10, AISC 303-10

0.1.2 Special Structural Inspections:

Special Structural Inspection items as required by Chapter 17 of the IBC; Jurisdiction Having Authority may amend, waive, or define required Special Structural Inspections.

0.1.2.1 Structural Steel shall comply with AISC 360 Quality Assurance Requirements

0.1.2.1.1 Bolts indicated to be fully tightened
0.1.2.1.2 Field welding of structural members

0.1.2.2 Steel Construction (other than Structural Steel) shall comply with IBC Section 1705.2 and Table 1705.2.2

0.1.2.3 Concrete Construction shall comply with IBC Section 1705.3 and Table 1705.3

0.1.2.3.1 Verification of steel reinforcing bars placement, size, quantity in structural members
0.1.2.3.2 Placement of concrete in reinforced structural members
0.1.2.3.3 Installation of post-installed anchors

0.1.2.4 Masonry Construction shall comply with ACI 530 Quality Assurance Requirements

0.1.2.4.1 Verification of steel reinforcing bars placement, size, quantity
0.1.2.4.2 Placement of grout in reinforced structural masonry walls

0.1.2.5 Wood Construction shall comply with IBC section 1705.5

0.1.2.5.1 High-Load Diaphragm (IBC 1705.5.1)
0.1.2.5.2 Metal-Plate-Connected Wood Trusses spanning 60' or greater (IBC 1705.5.2)

0.1.2.6 Soil Verification shall comply with IBC Section 1705.6 and Table 1705.6

0.1.2.7 Deep Foundations shall comply with IBC Sections 1705.6-1705.9 and Tables 1705.7 and 1705.8

0.1.2.8 Wind Resistance shall comply with IBC Section 1705.10

0.1.2.9 Seismic Resistance shall comply with IBC Section 1705.11

0.2 Design Loads:

0.2.1 Roof Loads: N/A

0.2.2 Floor Loads: N/A

0.2.2 Mezzanine Loads: N/A

0.2.3 Wind Loads: N/A

0.2.4 Earthquake Loads: N/A

0.2.5 Geotechnical Information:

Design Load Allowable Bearing Capacity 1500 PSF Per IBC Table 1806.2: Yes/ No
Geotechnical Report N/A

Site Frost Depth 42 IN

0.2.6 Flood Design Data:

Structure Located in Flood Hazard Area Yes / No

Elevation of Proposed Lowest Floor	SEE ARCHITECTURAL AND CIVIL
Elevation to Which Nonresidential Building	DRAWINGS
Will Be Dry Flood Proofed	YES
Elevation of the Lowest Horizontal Structural Member	
(High-Velocity Wave Action Only)	SEE ARCHITECTURAL AND CIVIL
	DRAWINGS

0.2.7 Special Loads:

0.2.7.1 Handrail and Guardrail Systems

Uniform Live Load	50 PLF
Concentrated Live Load	200 LBS
Intermediate Rail Live Load	50 LBS Applied Over 1 sq. ft. of Area

0.4 General Notes:

0.4.1 Refer to architectural plans for location of non-bearing partition walls, door and window locations, and dimensions not shown on the structural plans.

0.4.2 Elevations indicated on Structural Plans/Details are to the TOP of beams, footings, slabs, etc., U.N.O.

0.4.3 Building drainage, insulation, flashing, vapor/moisture protection, fireproofing, and other non-structural components are not shown on the structural plans. Refer to the architectural/mechanical drawings and specifications for requirements.

0.4.4 All sections, details and notes shown on the structural drawings are intended to be typical and shall apply to similar situations U.N.O.

0.4.5 The structural integrity of the building shown on these plans is dependent upon completion according to the Contract Documents. It is the Contractor's responsibility to furnish all temporary bracing and/or shoring support required as a result of construction methods and sequences.

0.4.6 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK. NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY IN WRITING OF ANY DISCREPANCIES.

0.4.7 DO NOT scale dimensions from the plans, sections, or details.

0.4.8 Any omissions or conflicts between the various elements of the drawings and/or specifications shall be brought to the attention of the Architect/Engineer and resolved before proceeding with any work involved.

0.4.9 The Structural Engineer of Record is responsible for the strength and stability of the primary structure in its completed form. The Contractor is responsible for the strength and stability of the structure during construction and shall provide temporary shoring, bracing and other elements required to maintain stability until the structure is complete. It is the Contractor's responsibility to be familiar with the work required in the construction documents and the requirements for executing it properly. The Contractor, at his discretion, shall employ his own specialty Structural Engineer having experience in temporary bracing and shoring.

0.4.10 The Contractor is responsible for the means and the methods of construction and for job site conditions, including safety of all persons and property, during the course of construction of the project. Contractor to follow all job site safety standards, such as OSHA.

0.4.11 DO NOT cut or modify in any other way any structural member for placement of pipes, ducts, etc.

0.4.12 Any differences in dimensions between structural plans and architectural plans shall be brought to the attention of the Architect/Engineer immediately.

0.4.13 All holes through existing construction shall be core drilled or saw cut and approved by the Structural Engineer of Record.

1 – Soil and Geotechnical Notes

1.1 Foundation design bearing pressures are based upon geotechnical report (if available) as indicated in Section 0.2.5.

1.2 Select Structural Engineering recommends soil conditions be verified by qualified Geotechnical Engineer prior to footing placement.

1.3 Foundations shall bear on suitable native soils or compacted structural fill extending to suitable native soils as determined by the Geotechnical Engineer.

1.4 Existing unsuitable fill material encountered below floor slabs and foundations, as determined by the Geotechnical Engineer, shall be removed and replaced with properly placed and compacted structural fill material.

1.5 Excavations shall be free of water, frost, ice, loose soil, and other deleterious materials prior to concrete placement. Any unsuitable material is to be removed and replaced with compacted structural fill material.

1.6 Any fill material required to bring the subgrade to bearing elevation is to be tested and approved by the Geotechnical Engineer prior to placement. Fill material shall be placed in lifts not to exceed eight (8) inches in thickness when heavy, self-propelled compaction equipment is utilized, six (6) inches in thickness when hand-held compaction equipment is utilized.

1.6.1 Fill material shall be compacted as determined by the Geotechnical Engineer and soils report, or:

Under Slabs: Material should be compacted to at least 95% of its maximum Standard Proctor Dry Density (ASTM D-698).

Under Footings: Material should be compacted to at least 98% of its maximum Standard Proctor Dry Density (ASTM D-698).

The higher degree of fill compaction below footings shall extend laterally beyond the exterior edges of the element at least eight (8) inches per foot of thickness below the element's base elevation.

1.7 The Contractor is responsible to locate, verify and mark the location of underground utilities prior to excavation for footings/foundations.

2 – Concrete Notes

2.1 Except where modified by these Plans and Specifications, all concrete work shall conform to the requirements of the material codes listed in Section 0.1.1

2.2 Reinforcing is to be detailed in accordance with ACI 315-99, "Manual of Standard Practice for Detailing Reinforced Concrete Structures".

2.3 Concrete shall be Type III, Conforming to ASTM C150, and have 28 Day Compressive Strengths as follows U.N.O.:

Footings	3000 PSI
Foundation Walls, Piers	3000 PSI
Slabs-on-Grade	4000 PSI
Beams	3000 PSI
Slabs Over Steel Deck	3000 PSI

2.4 Concrete aggregates shall conform to ASTM C33 for normal weight concrete mixes.

2.5 Concrete reinforcing steel shall be in accordance with the following standards:

Reinforcing Bars	ASTM A615, Grade 60
Welded Wire Fabric	ASTM A1064
Rebar to be Welded	ASTM A706, Grade 60

2.6 Lap-splices shall be Class B U.N.O. and the following lap schedule shall apply:

#3 Rebar	12 Inches
#4 Rebar	17 Inches
#5 Rebar	21 Inches
#6 Rebar	25 Inches
#7 Rebar	36 Inches
#8 Rebar	41 Inches
Welded Wire Fabric	4 Inches

2.7 Welded Wire Fabric may be replaced with Fiber Reinforcing, subject to approval by the Structural Engineer of Record.

2.8 Standard Hooks shall be provided as noted and conform to typical details.

2.9 Maintain the minimum concrete coverage for reinforcing as indicated, U.N.O, on the drawings.

Concrete cast directly against earth 3 Inches

Concrete exposed to earth or weather:

Bars #6 and larger	2 Inches
Bars #5 and smaller	1-1/2 Inches

Concrete not exposed to weather or in contact with ground:

Slabs, Walls, Joists:
Bars #11 and smaller 3/4"

Beams and Columns:
Primary Bars, Ties, and Stirrups 1-1/2"

Place reinforcing bars as near to the surface as these minimums permit, U.N.O.

2.10 Provide 4'-0" long #5 bar, at 45 degrees to main reinforcing at corners of openings and reentrant corners of slabs (U.N.O).

2.11 Shift reinforcing to clear anchor bolts and embedded items, cutting of reinforcing bars is not permitted.

2.12 Reinforcing shall run continuous through construction joints U.N.O.

2.13 Vertical construction joints in walls shall have keyways 1-1/2 inches deep by one third the wall thickness.

2.14 Provide horizontal reinforcing continuous around all corners unless shown otherwise. Provide corner bars with 48 bar diameter length lap splice at all intersections of footings, and walls, same size and spacing as horizontal reinforcing, U.N.O.

2.15 Maximum spacing between construction/control joints at foundation walls shall not exceed 60 feet. All horizontal reinforcing shall run continuous through joints.

2.16 Contraction joints shall be provided by the contractor in slabs on grade at a maximum spacing of 15'-0" OC.

2.17 Hot weather concrete operations shall be in accordance with ACI 305. Cold weather concrete operations shall be in accordance with ACI 306.

2.17 Air entrainment shall be employed to reach 5-7% total air content in concrete used for exterior construction.

2.18 All lintels and beams bearing on concrete shall have a minimum bearing length of 8", U.N.O.

2.20 Fly ash in conformance with ASTM C618 may be used to replace up to 25% of the required cementitious material.

2.21 Admixtures are permitted as follows, subject to approval by the Structural Engineer of Record:

Water Reducing	ASTM C494
Flowing Agents	ASTM C1017
Air-Entraining	ASTM C260

2.22 Chloride based accelerants are not permitted without approval from the Structural Engineer of Record.

6 – Anchorage, Fasteners, Welding, and Other Connecting Mediums

6.1 Cast-in-Place Concrete Anchors shall be 3/4" diameter ASTM F1554 Grade 55 anchors or ASTM A193 Grade B7 (U.N.O). Applicable anchor types and installation requirements shall be per the typical concrete anchorage detail.

6.2 Post Installed Concrete Anchors shall conform to the requirements of Appendix D of ACI 318. Wedge/Sleeve Bolts, Undercut Bolts, Epoxy/Adhesive Anchors, and Screw Anchors are permissible in accordance with the typical concrete anchorage detail where explicit anchors are not specified on the plans or details.

6.3 Masonry Anchorage shall be as noted on plans and details, and shall conform to ASTM A307 Grade A (U.N.O.),.

6.4 Structural Steel Studs, Bolts, Nuts, and Washers shall be 3/4" diameter (U.N.O.) and conform to the following material grades:

Heavy-Hex Structural Bolt	ASTM A325 or ASTM 490 (as noted)
Structural Nuts	ASTM A563
Structural Washers	ASTM F436
Steel Headed Stud Anchors	ASTM A108
C.I.P. Anchor Bolts	ASTM F1554, ASTM A193 B7
Clevises and Turnbuckles	ASTM A29, GR 1035
Eye Nuts and Eye Bolts	ASTM A29, GR 1030
Threaded Rod	ASTM A307, ASTM A36

Tension Control Indicating Hardware for Pre-Tensioned and Slip Critical connections:

Twist-Off Type Bolts	ASTM F1852
Compressible-Washer	ASTM F959

6.5 Self Tapping Steel Screws shall conform to ASTM C1513. Teks ® screws specified in plans and details shall be provided by ITW Buildex. Substitution of Teks ® is permitted when Contractor supplies documentation indicating load capacities of replacement is equal or greater than the originally specified hardware AND with prior approval by the Structural Engineer of Record.

6.6 Powder-Actuated Fasteners shall be provided per plans and details. Pins specified on plans are Hilti X-U, Hilti X-HSN24, or Hilti X-ENP19 (U.N.O.). Steel deck fastening shall be Hilti X-HSN24 when attached to bar joist with a metal thickness not exceeding 3/8". Hilti X-ENP19 shall be used for base material thicknesses exceeding 3/8". Deck sidelap connectors shall be Hilti SLC fasteners, U.N.O.

6.7 Wood Fasteners shall conform to the following:

6.7.1 Steel Nail Fasteners shall conform to ASTM F1667. Where nail penny weight designation is used on plans and details the following minimum dimensions shall be met for an alternative fastener to be deemed equivalent.

Typical Pennyweight Nail Properties

Type	Common		Box		Sinker	
Pennyweight	Length	Diameter	Length	Diameter	Length	Diameter
6d	2"	.113"	2"	.099"	1-7/8"	.092"
8d	2-1/2"	.131"	2-1/2"	.113"	2-3/8"	.113"
10d	3"	.148"	3"	.128"	2-7/8"	.12"
12d	3-1/4"	.148"	3-1/4"	.128"	3-1/8"	.135"
16d	3-1/2"	.162"	3-1/2"	.135"	3-1/4"	.148"
20d	4"	.192"	4"	.148"	3-1/4"	.177"

6.7.2 Standard Wood Screws shall conform to ANSI/ASME B18.6.1.

6.7.3 Standard Hex Lag Screws shall conform to ANSI/ASME B18.2.1.

6.7.4 Standard Dowels (Bolts) and Nuts shall conform to ANSI/ASME B18.2.1. Standard Cut Washers shall conform to ANSI/ASME B18.22.1.

6.8 Wood Structural Connectors (including joist hangers, hold downs, ties, straps, clips, etc) shall be provided as specified on the plans and details. Substitution of the brand and type of connector is permitted when the Contractor provides documentation indicating load capacities of replacement is equal or greater than the originally specified hardware AND with prior approval by the Structural Engineer of Record.

6.9 All welding shall conform to the Latest A.W.S. Specifications. Arc welding shall utilize E70xx electrodes.

6.10 Light Gauge Structural Connectors (including clips, hangers, bracing, hold downs, straps, shear boots, etc) shall be provided as specified on the plans and details. Connectors will be specified from one manufacturer ClarkDietrich, TSN, Simpson Strong-Tie, etc); however, substitutions are permitted when the Contractor provides documentation indicating load capacities of replacements are equal or greater than the originally specified hardware AND with prior approval by the Structural Engineer of Record.

Licensed Professional Engineer
Licensed 16957 Matthew D. Miller
IOWA

I hereby certify that this engineering document was prepared and the related engineering work was performed 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.

MATTHEW D. MILLER *DATE* *02-08-16*

License number 16957

My license renewal date is December 31, 2017
Pages or sheets covered by this seal: S-001 AND S-501

SELECT STRUCTURAL ENGINEERING
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CEDAR RAPIDS, IA 52404
319-365-1150

2435 E KIMBERLY RD, SUITE 240S
BETTENDORF, IA 52722
563-359-3117

512 MULBERRY ST.
WATERLOO, IA 50703
319-287-9062

REVISIONS

#	DATE	BY	DESCRIPTION

THESE PLANS ARE PROPERTY OF SELECT STRUCTURAL ENGINEERING, LLC
THESE PLANS PERTAIN TO THIS SPECIFIC PROJECT AND LOCATION.
DO NOT MODIFY, ALTER OR DUPLICATE COPY WITHOUT PRIOR AUTHORIZATION.

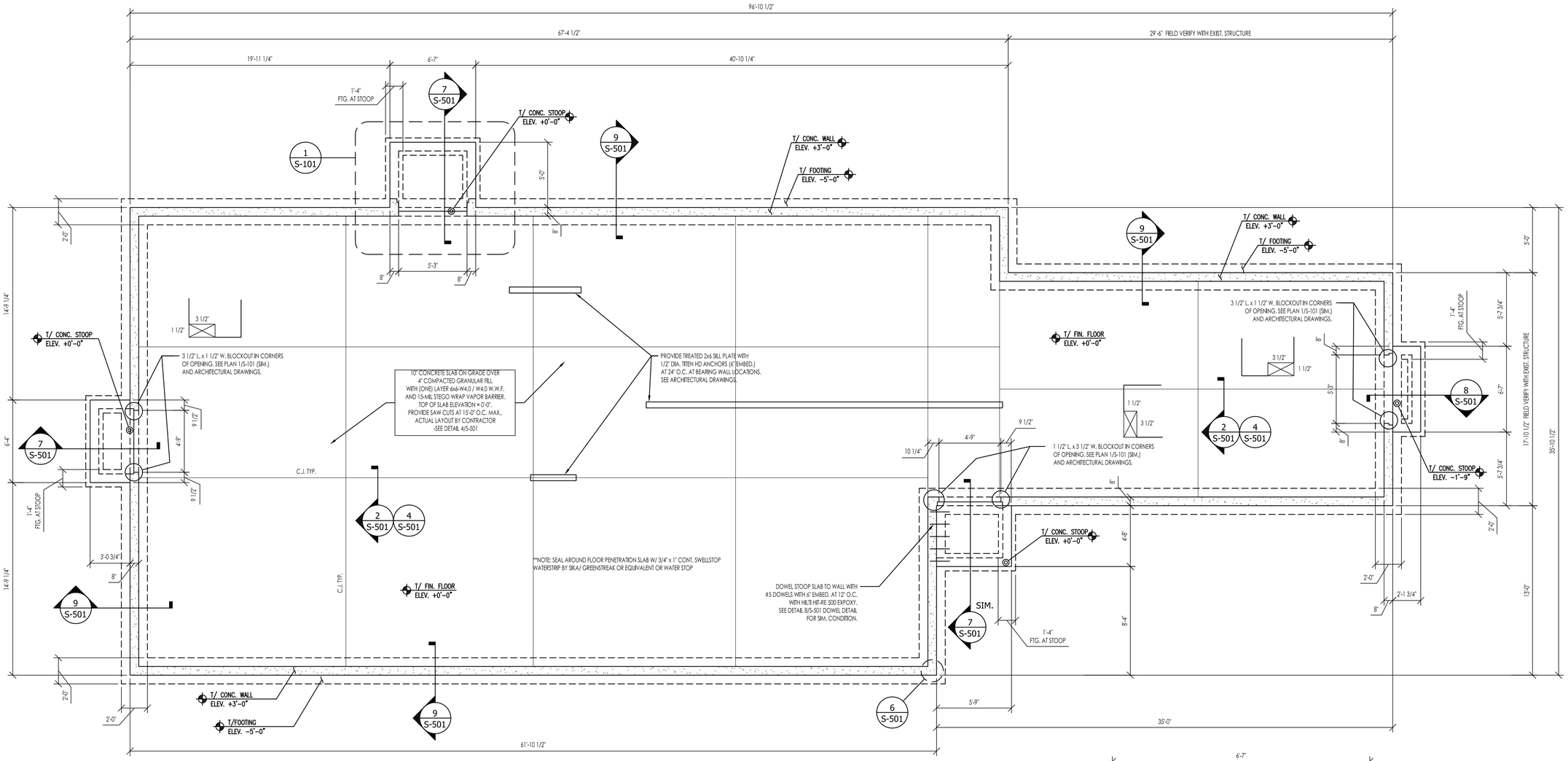
WHITE ELEPHANT ADDITION AND RESTORATION
1010 3RD STREET SE
CEDAR RAPIDS, IOWA
DESIGN DYNAMICS, INC.

SHEET TITLE
GENERAL NOTES

DRAWN BY:	LFF
CHECKED BY:	JCL
APPROVED BY:	MDM
JOB DATE:	2-8-16
JOB NO.:	16-153

PAGE NO. S-001

P:\2016\16-153 White Elephant - Design Dynamics\Drawings\SSE Drawings\16-153 White Elephant Foundation Drawings.dwg



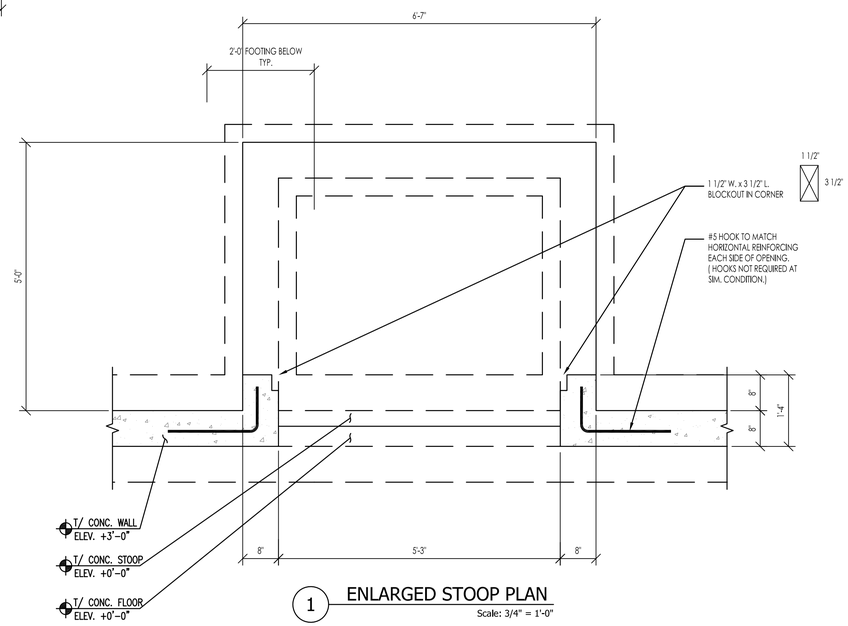
FOUNDATION PLAN

Scale: 1/4" = 1'-0"

PLAN NOTES:

1) SEE SHEET S-001 FOR GENERAL STRUCTURAL NOTES
2) TOP OF SLAB ELEVATION = 0'-0", U.N.O.
3) VERIFY FINISHED FLOOR ELEVATION WITH CIVIL PLANS
4) MAINTAIN MIN. 3'-6" FROST PROTECTION
5) VERIFY ALL DIMENSIONS IN FIELD
6) CONTRACTOR TO ENSURE 42" FROST DEPTH BETWEEN GRADE AND BOTTOM OF FOOTINGS
7) SEAL AROUND FLOOR PENETRATION SLAB W/ 3/4" x 1" CONT. SWELLSTOP WATERSTRIP BY SIKA/ GREENSTREAK OR EQUIVALENT OR WATER STOP
8) TEMPORARY SHORING, MOVING, AND PLACEMENT OF THE EXISTING BUILDING IS OUTSIDE T THE SCOPE OF WORK OF SELECT STRUCTURAL ENGINEERING AND IS BY OTHERS.

NORTH



1 ENLARGED STOOP PLAN

Scale: 3/4" = 1'-0"

SELECT STRUCTURAL ENGINEERING
606 14TH AVE SW
CEDAR RAPIDS, IA 52404
319-365-1150

2435 E KIMBERLY RD. SUITE 240S
BETTENDORF, IA 52722
563-359-3117

512 MULBERRY ST.
WATERLOO, IA 50703
319-287-9062

REVISIONS

#	DATE	BY	DESCRIPTION

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WHITE ELEPHANT ADDITION AND RESTORATION
1010 3RD STREET SE
CEDAR RAPIDS, IOWA
DESIGN DYNAMICS, INC.

SHEET TITLE
FOOTING AND FOUNDATION PLAN

DRAWN BY:	LFF
CHECKED BY:	JCL
APPROVED BY:	MDM
JOB DATE:	2-24-16
JOB NO:	16-153

PAGE NO. S-101

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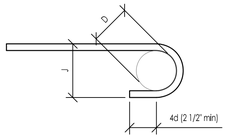
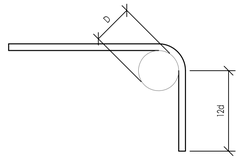


180° STANDARD HOOK

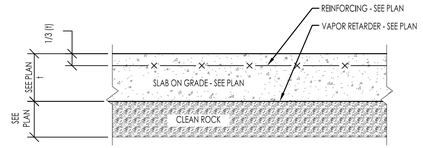


90° STANDARD HOOK

BAR SIZE	D		J	BAR SIZE	D		J
#3	6d	2-1/4"	3"	#9	8d	9-1/2"	11-3/4"
#4	6d	3"	4"	#10	8d	10-3/4"	13-1/4"
#5	6d	3-3/4"	5"	#11	8d	12"	14-3/4"
#6	6d	4-1/2"	6"	#14	10d	18-1/4"	21-3/4"
#7	6d	5-1/4"	7"	#18	10d	24"	28-1/2"
#8	6d	6"	8"				

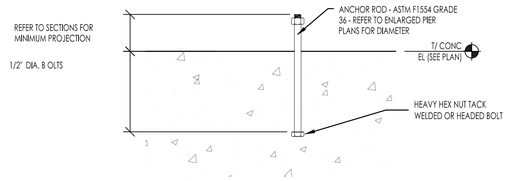
1 STANDARD CONCRETE REINFORCING HOOKS

NTS



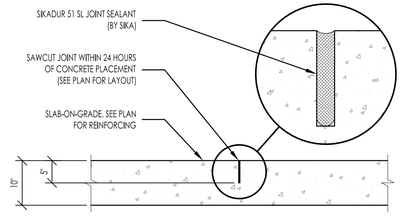
2 TYPICAL SLAB ON GRADE SECTION

Scale: 1" = 1'-0"



3 TYPICAL ANCHOR ROD

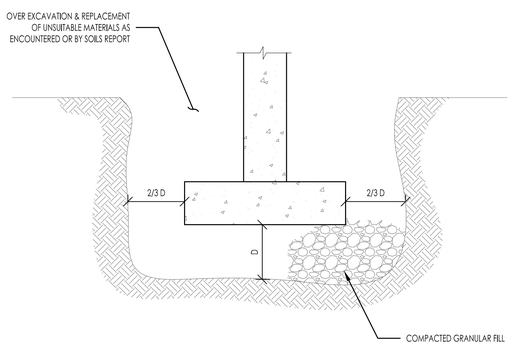
Scale: 1 1/2" = 1'-0"



4 TYPICAL SLAB ON GRADE SAWCUT

REFERENCE

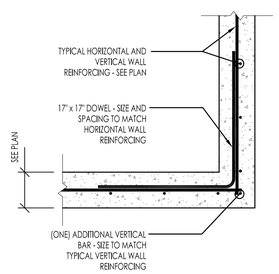
Scale: N.T.S



5 TYPICAL OVER-EXCAVATION AND BACKFILL

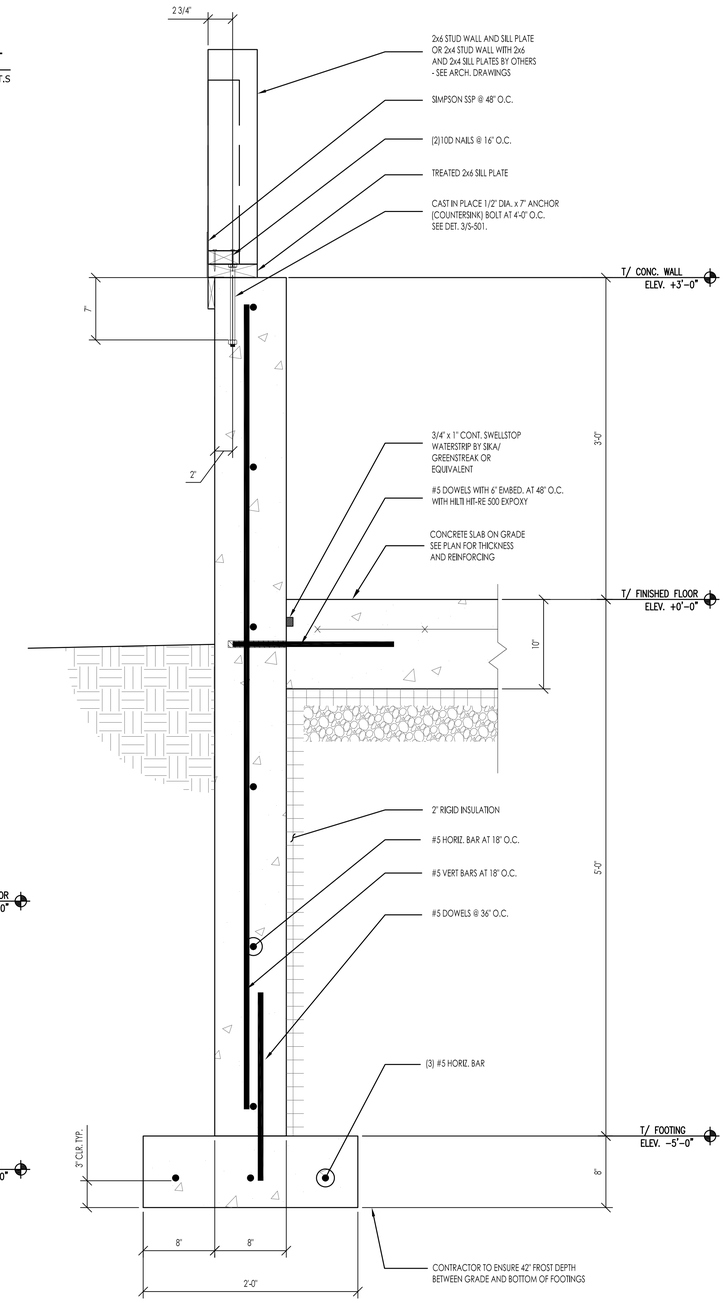
REFERENCE

N.T.S



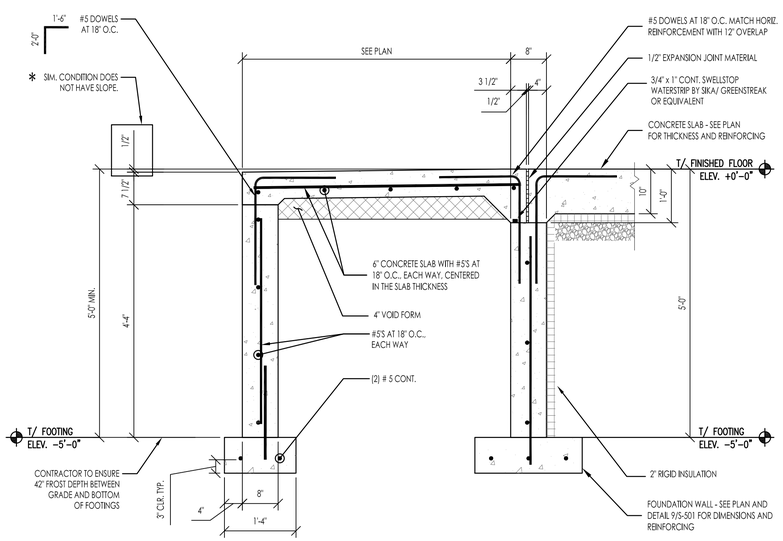
6 TYPICAL CONCRETE WALL CORNER DETAIL

Scale: 3/4" = 1'-0"



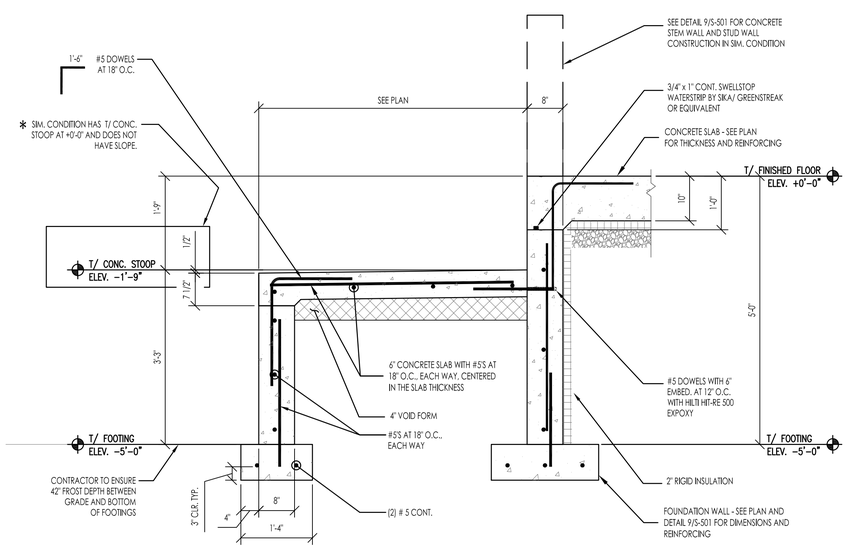
9 FOUNDATION WALL SECTION

Scale: 1 1/2" = 1'-0"



7 SECTION THROUGH STOOP

Scale: 3/4" = 1'-0"



8 SECTION THROUGH STOOP

Scale: 3/4" = 1'-0"

SELECT STRUCTURAL ENGINEERING

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1010 3RD STREET SE
CEDAR RAPIDS, IOWA
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SHEET TITLE
FOUNDATION DETAILS

DRAWN BY:	LFF
CHECKED BY:	JCL
APPROVED BY:	MDM
JOB DATE:	2-9-16
JOB NO:	16-153

PAGE NO. S-501

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