RESOLUTION NO. 1754

A RESOLUTION APPROVING WEST BRANCH COMMUNITY SCHOOL DISTRICT HIGHSCHOOL CONSESSION STAND SITE PLAN

WHEREAS, the West Branch Community School District has heretofore submitted a proposed Site Plan to construct a concession stand at 900 West Main Street, West Branch, Iowa (the "Project"); and

WHEREAS, said Site Plan (See Exhibit A) has heretofore been reviewed by City Staff, including the City Engineer; and

WHEREAS, the Site Plan has been found to conform to West Branch Code of Ordinances; and

WHEREAS, the City of West Branch Planning and Zoning Commission has reviewed the Site Plan and recommended its approval to the West Branch City Council; and

WHEREAS, it is now necessary for the City Council to approve said Site Plan.

NOW, THEREFORE, BE IT RESOLVED, be it resolved by the City Council of the City of West Branch, Cedar County, Iowa, that the aforementioned Site Plan for the Project be and the same are hereby accepted and approved.

* * * * * * * *

Passed and approved this 5th day of November, 2018.

Roger Laughlin, Mayor

ATTEST:

Leslie Brick, Deputy City Clerk

Exhibit A

WEST BRANCH COMMUNITY SCHOOLS CONCESSION STAND

PROJECT ADDRESS: 900 W. MAIN ST.
WEST BRANCH, IA 52358

AXIOM PROJECT #: 18-0093

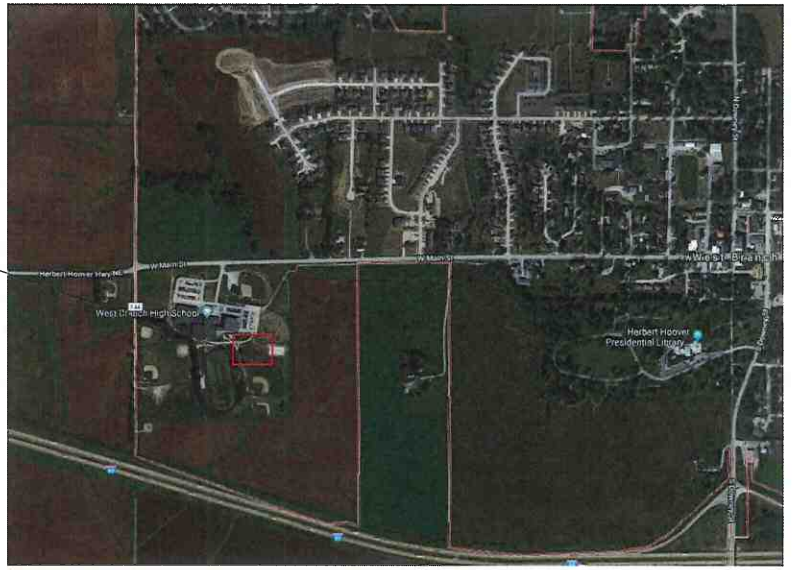
APPLICABLE CODE/DESIGN CRITERIA

1. INTERNATIONAL BUILDING CODE (IBC) 2015
2. INTERNATIONAL MECHANICAL CODE (IMC) 2015
3. INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2012
4. INTERNATIONAL FIRE CODE (IFC) 2015
5. UNIFORM PLUMBING CODE (UPC) 2015
6. NATIONAL ELECTRICAL CODE (NEC) 2014
7. MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE7-10)
8. BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI318-11)
9. NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, AMERICAN WOOD COUNCIL (NDS-12)
10. NATIONAL FIRE PROTECTION ASSOCIATION
    - A. NFPA 13
    - B. NFPA 54
    - C. NFPA 70 (NEC)
    - D. NFPA 90
11. ANY IOWA STATE CODES AND AMENDMENTS TO INTERNATIONAL AND UNIFORM CODES

INDEX OF SHEETS

BUILDING RENDERING

PROJECT SITE



LOCATION MAP

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
A	CLIENT REVIEW	09/12/2018
B	CLIENT REVIEW	09/26/2018

ENGINEER:
AXIOM CONSULTANTS
60 EAST COURT STREET, IOWA CITY, IA 52240

ISSUED FOR: CLIENT REVIEW
NOT FOR CONSTRUCTION
DATE ISSUED: 09/26/2018
CURRENT REV.: B

PROJECT NAME: WEST BRANCH COMMUNITY SCHOOLS CONCESSION STAND
CLIENT NAME: WBCS
PROJECT MANAGER: BOELK
PROJECT NO.: 18-0093
SHEET NUMBER: 000
SHEET NAME: COVER SHEET

STANDARD LEGEND:

UTILITIES

	EXISTING	PROPOSED
COMMUNICATIONS	(CO)	CO
OVERHEAD LINE	(OH)	OH
ELECTRIC	(E)	E
FIBER OPTIC	(FO)	FO
GAS	(G)	G
SANITARY SEWER	(SS)	SS
STORM	(ST)	ST
SUBDRAIN	(SD)	SD
WATER: DOMESTIC	(W)	W
COMMUNICATIONS HANDHOLE		
COMMUNICATIONS PEDESTAL		
COMMUNICATIONS MANHOLE		
LIGHT POLE		
ELECTRIC MANHOLE	(E)	(E)
ELECTRIC TRANSFORMER	E	E
FIBER OPTIC HANDHOLE	FO	FO
FIBER OPTIC MANHOLE	FO	FO
GAS MANHOLE	G	G
GAS VALVE		
SANITARY SEWER MANHOLE	SS	SS
SANITARY SEWER CLEANOUT		
STORM SEWER MANHOLE	ST	ST
STORM SEWER INTAKE		
HYDRANT		
WATER VALVE		
CURB STOP		
WATER MANHOLE	W	W

SITE

	EXISTING	PROPOSED
CONTOUR - INDEX	100	100
CONTOUR - INTERMEDIATE	101	101
FENCE: BARB WIRE		
FENCE: CHAIN LINK		
FENCE: CONSTRUCTION		
FENCE: VINYL		
FENCE: WIRE		
FENCE: WOOD		
TREE LINE		
BOLLARD		
LANDSCAPE LIGHT		
SHRUBBERY		SEE LANDSCAPE PLAN
TREE: DECIDUOUS		SEE LANDSCAPE PLAN
TREE: CONIFEROUS		SEE LANDSCAPE PLAN
POST		
SIGN		
PARKING METER		
FIRE DEPARTMENT CONNECTION		
WATER METER		
HOSE BIB		
YARD HYDRANT		
DRINKING FOUNTAIN		
MONITORING WELL	MW	MW
WELL	W	W

LEGEND:

- PROPOSED BUILDING
- EXISTING BUILDING
- PCC SIDEWALK (4" THICK)
- 4" PCC SIDEWALK BENEATH BUILDING OVERHANG
- SWALE FLOW DIRECTION

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), UNLESS OTHERWISE NOTED ON THE DRAWINGS.
2. THE LOCATIONS OF UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS PLOTTED ON THIS DRAWING WERE OBTAINED ONLY FROM PLANS OF RECORD & TOPOGRAPHIC SURVEY. THERE MAY BE OTHER EXISTING UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS NOT KNOWN AND MAY NOT BE SHOWN ON THIS DRAWING.
3. NOTIFY UTILITY COMPANIES WHOSE FACILITIES ARE SHOWN ON THE PLANS OR KNOWN TO BE WITHIN CONSTRUCTION LIMITS OF THE SCHEDULE PRIOR TO EACH STAGE OF CONSTRUCTION.

GRADING AND EARTHWORK NOTES

1. STRIP EXISTING VEGETATION WITHIN THE GRADING LIMITS AND AREAS TO RECEIVE FILL A MINIMUM DEPTH OF 4 INCHES. STOCKPILE ON-SITE FOR REUSE IF SUITABLE.
2. PROOF ROLL ALL FILL AREAS TO IDENTIFY SOFT OR DISTURBED AREAS IN THE SUBGRADE. ALL UNSUITABLE MATERIAL IDENTIFIED SHALL BE REMOVED AND RECOMPACTED TO MEET REQUIREMENTS OF SUDAS SECTION 2010.203. PROOFROLL WITH 25 TON MINIMUM GROSS VEHICLE WEIGHT.
3. FINISH CONTOURS SHOWN ARE TO TOP OF FINISHED GRADE OR TO TOP OF TOPSOIL.

PCC PAVEMENT NOTES

1. MATERIALS AND CONSTRUCTION FOR PORTLAND CEMENT CONCRETE PAVEMENTS SHALL MEET THE REQUIREMENT OF IOWA DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, LATEST REVISION, SECTION 2301. THE PARAGRAPHS FOR MEASUREMENT AND PAYMENT SHALL NOT APPLY.
2. MINIMUM 28-DAY COMPRESSIVE STRENGTH FOR CONCRETE USED FOR PAVEMENTS SHALL BE 4000 PSI. CONCRETE SHALL BE C-3 OR C-4 WITH TYPE 1 CEMENT. AIR CONTENT SHALL BE 6-1/2% ± 1.5% . AIR ENTRAINMENT ADMIXTURES AND WATER REDUCING ADMIXTURES SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4103. DURABILITY FOR PORTLAND CEMENT CONCRETE SHALL BE CLASS 2.
3. PCC SIDEWALKS SHALL BE 4 INCHES THICK, EXCEPT AT DRIVEWAYS. THICKNESS OF PCC WALKS AT DRIVEWAYS SHALL MATCH THAT OF THE ADJACENT 6" DRIVEWAY. TRANSVERSE CONSTRUCTION JOINTS SPACING SHALL BE AT 5 FEET MAXIMUM CENTERS FOR 5 FEET WIDE WALKS. PLACE EXPANSION JOINTS WHERE WALK ABUTS DRIVEWAY SECTIONS, BACK OF CURBS, FIXTURES, OR OTHER STRUCTURES, AND AT INTERVALS NOT EXCEEDING 50 FEET. SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% DRAINING TOWARDS BACK OF CURB, UNLESS OTHERWISE NOTED.
4. ONE INCH PREFORMED FOAM EXPANSION JOINT MATERIAL SONOFLEX "F" BY SONOBORN OR APPROVED EQUAL SHALL BE PLACED BETWEEN NEW PAVEMENT CONSTRUCTION AND THE FACES OF BUILDINGS, STOOPS, EXISTING SLABS, AND OTHER FIXTURES, UNLESS NOTED ON THE DRAWINGS. TWO INCH PREFORMED FOAM EXPANSION JOINT SHALL BE PLACED ON OUTSIDE OF CURVES. JOINTS AT THESE LOCATIONS SHALL BE SEALED WITH A SELF-LEVELING POLYURETHANE SUCH AS SONOLASTIC SL-1 OR APPROVED EQUAL.

UTILITY NOTES

ALL PERMITS SHALL BE SECURED AND FEES SHALL BE PAID PRIOR TO START OF CONSTRUCTION.

1. WATER SERVICE LINES SHALL BE 1" TYPE K COPPER OR 200 PSI SDR-7 PE PIPE. THE ENDS OF WATER SERVICE LINES SHALL BE MARKED WITH 2X4 POSTS PAINTED BLUE.
2. VERIFY THE ELEVATION OF POSSIBLE CONFLICTING UTILITIES PRIOR TO CONSTRUCTING PROPOSED WATER MAINS, SANITARY SEWERS, STORM SEWERS, ETC. ANY CONFLICTS MUST IMMEDIATELY BE BROUGHT TO THE ENGINEER'S ATTENTION.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION.
4. PROTECT EXISTING UTILITIES DURING CONSTRUCTION.
5. ADJUST ALL VALVES, MANHOLES, CASTINGS, GAS VENTS, ETC. TO MATCH THE NEW SURFACE. ADJUSTMENT SHALL BE COORDINATED WITH THE UTILITY COMPANIES AND THE COST FOR ALL ADJUSTMENTS SHALL BE INCIDENTAL TO THE CONSTRUCTION. AT NO ADDITIONAL COST TO THE OWNER, REPAIR ANY DAMAGE TO SAID STRUCTURES AND APPURTENANCES THAT OCCUR DURING CONSTRUCTION.
6. CONSTRUCTION OF PUBLIC AND PRIVATE WATER SYSTEM IMPROVEMENTS REQUIRES AN APPROVED PLAN SET ON FILE WITH THE CITY OF WEST BRANCH.
7. ON SITE INSPECTION OF WATER MAIN INSTALLATION WILL BE PROVIDED BY THE MUNICIPAL UTILITY.
8. WATER MAIN MATERIALS, INSTALLATION AND TESTING MUST COMPLY WITH THE STATEWIDE URBAN DESIGN STANDARDS AND SPECIFICATIONS (SUDAS). THIS APPLIES TO BOTH PUBLIC AND PRIVATE WATER MAINS AND LARGE SERVICE LINES (3" OR LARGER) ON THE DISTRIBUTION SIDE OF THE METER. CONTRACTOR SHALL FURNISH AND INSTALL HYDRANTS AND VALVES IN COMPLIANCE WITH SUDAS AND CITY OF WEST BRANCH WATER DEPARTMENT.
9. THE CITY OF WEST BRANCH SHALL OPERATE ALL EXISTING SYSTEM VALVES AND THE CONTRACTOR AND CITY SHALL COORDINATE ANY SHUT DOWNS OF THE EXISTING SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAPS, FILLING AND FLUSHING NEW MAINS, AND ALL REQUIRED SAMPLING. DISPOSAL OF HIGHLY CHLORINATED WATER SHALL BE IN COMPLIANCE WITH LOCAL, STATE & FEDERAL CODES.

SANITARY SEWER

1. SANITARY SEWER CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS).
2. SANITARY SEWER SERVICE PIPE AND FITTINGS SHALL BE SDR 23.5 POLYVINYL CHLORIDE (PVC) PER SECTION 4010 OF SUDAS. SANITARY SERVICES ARE 4". MAINTAIN 36" HORIZONTAL SEPARATION BETWEEN WATER AND SEWER SERVICES. THE ENDS OF THE SANITARY SEWER SERVICE LINES SHALL BE MARKED WITH 2X4 POSTS PAINTED GREEN.
3. SANITARY SEWER MAINS SHALL BE PVC SDR26. CLASS F-2 BEDDING SHALL BE USED FOR SANITARY SEWER CONSTRUCTION PER SUDAS 3010.103 (IOWA DOT STANDARD ROAD PLAN SW-103). BACKFILL SANITARY SEWER MAINS AND SERVICES WITH SUITABLE NATIVE MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY.

CONSTRUCTION ACCESS NOTES

1. COORDINATE CONSTRUCTINO ACCESS WITH SCHOOL DISTRICT

PROVIDE A MINIMUM OF 2 INCHES OF COVER FOR ALL REINFORCING.

ENSURE ALL RISERS ARE AN EQUAL HEIGHT AND ALL TREADS ARE AN EQUAL DEPTH WITHIN A FLIGHT OF STAIRS.

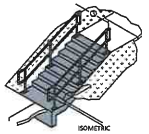
① MINIMUM RISER HEIGHT IS 4 INCHES. MAXIMUM RISER HEIGHT IS 7 INCHES.

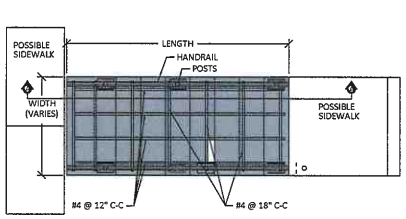
② MINIMUM TREAD DEPTH IS 11 INCHES.

③ MATCH EXISTING SIDEWALK WIDTH.

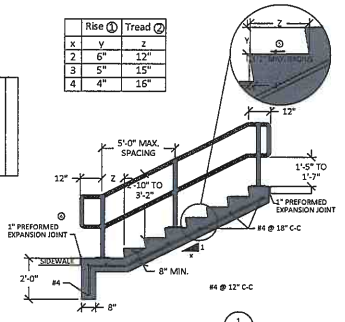
④ CONSTRUCT CROSS SLOPE OF LANDING TO MATCH ADJACENT SIDEWALK.

⑤ SLOPE TREAD 1% MINIMUM TO 2% MAXIMUM IN ANY DIRECTION.

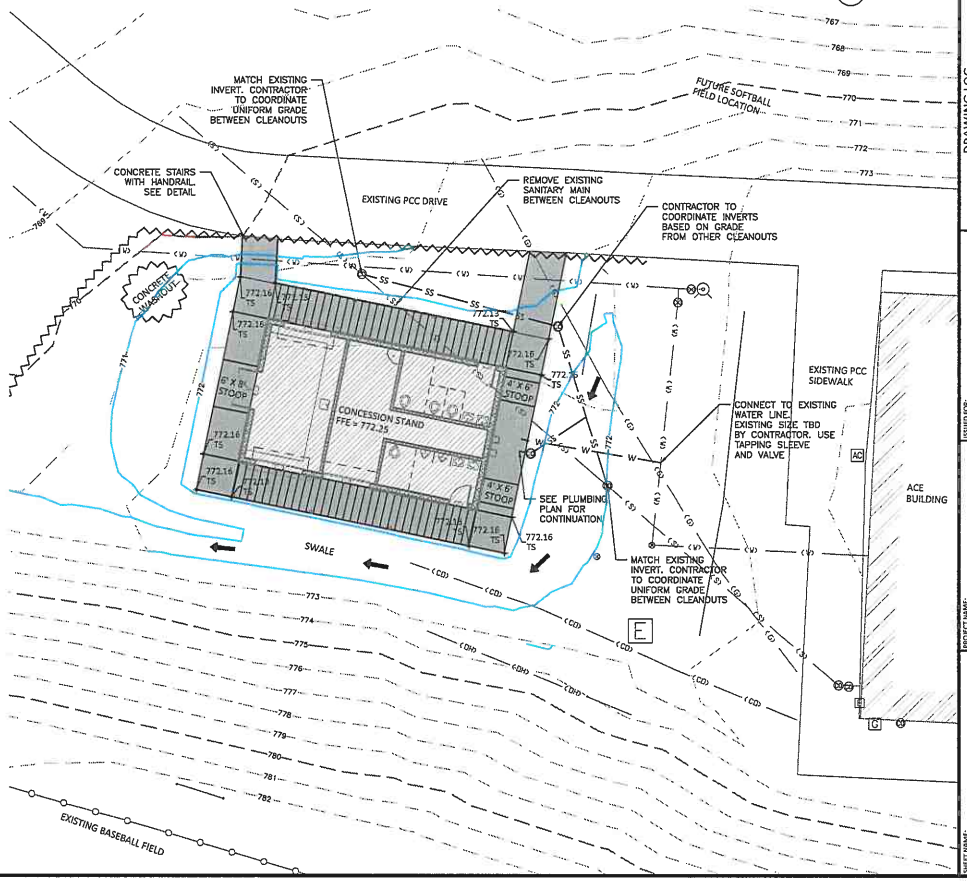




	Rise ①	Tread ②
x	y	z
2	6"	12"
3	5"	15"
4	4"	16"



TYPE A CONCRETE STEPS WITH HANDRAIL



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ENGINEER: AXIOM CONSULTANTS WWW.AXIOM-CON.COM | (319) 519-6220

REV	DESCRIPTION OF CHANGES	DATE

DRAWING LOG

ISSUED FOR: CLIENT REVIEW

DATE ISSUED: JANUARY 1, 2012

CURRENT REV: A

PROJECT NAME: WEST BRANCH COMMUNITY SCHOOLS CONCESSION STAND

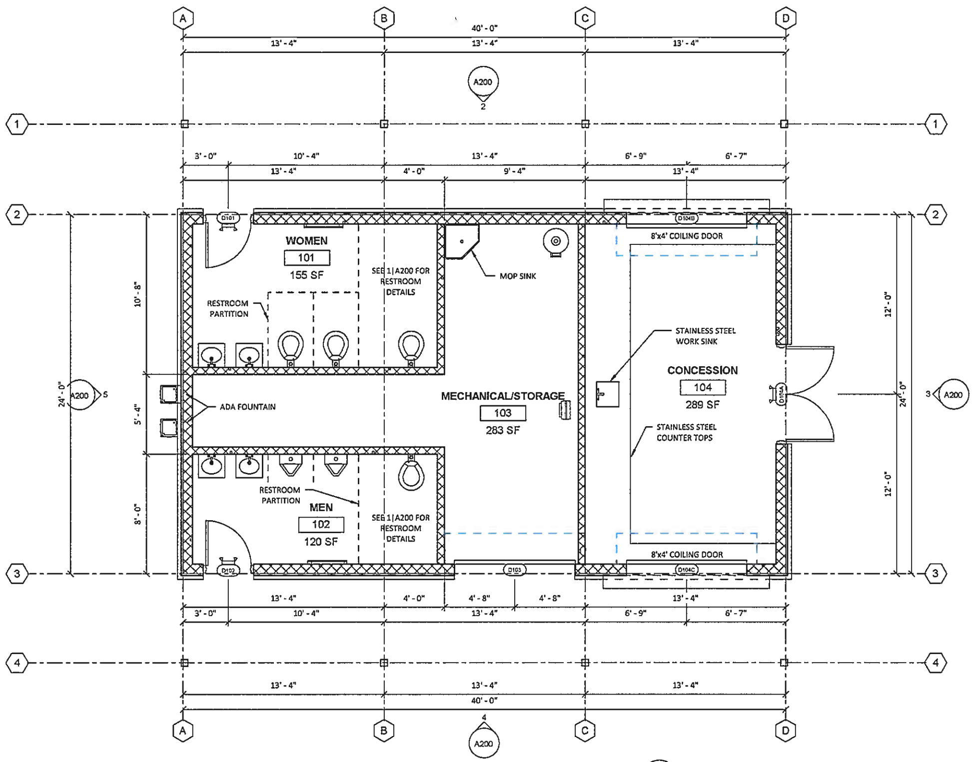
CLIENT NAME: WBCS

PROJECT MANAGER: BOELK

PROJECT NO.: 18-0093

SHEET NUMBER: C100

SHEET NAME: SITE PLAN



FLOOR PLAN 1/A100
1/4" = 1'-0"

DOOR AND FRAME SCHEDULE

DOOR #	DOOR					FRAME	FIRE RATING	HDWR GROUP
	SIZE			MATERIAL	GLAZING	MATERIAL		
	WIDTH	HEIGHT	THICKNESS					
D101	3'-4"	6'-8"	1 3/4"	HM	-	HM	-	HD-1
D102	3'-4"	6'-8"	1 3/4"	HM	-	HM	-	HD-1
D103	8'-0"	8'-0"	1 3/4"	HM	-	HM	-	-
D104A	6'-8"	6'-8"	1 3/4"	HM	-	HM	-	(2) HD-1
D104B	8'-0"	4'-0"	1 3/4"	HM	-	HM	-	-
D104C	8'-0"	4'-0"	1 3/4"	HM	-	HM	-	-

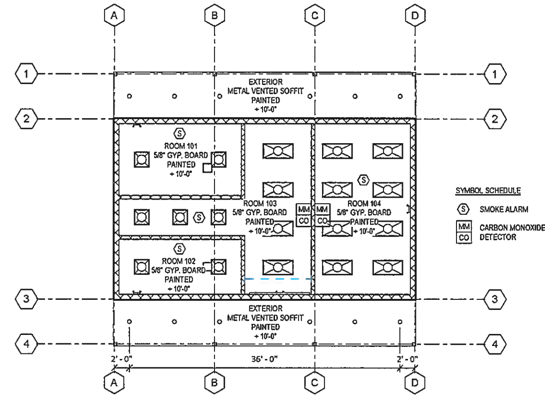
HD-1

(12) Hinges	CB191 4-1/2x4-1/2 NRP US32D
(4) Exit Device (Lockable)	UH40049
(4) Closer	4040 XP REG/PA TBSRT AL
(4) Threshold	425 E 36 AL
(4) Weatherstripping	160 V 1 X 48" + 2 X 84" SMS-TEKS 6 X ¾"
(8) Door sweep	200 NA 36 SMS-TEKS 6 X ¾" US28
(4) Armor plate	8400 B-CS 34" x 34 ½"
(4) Cores	

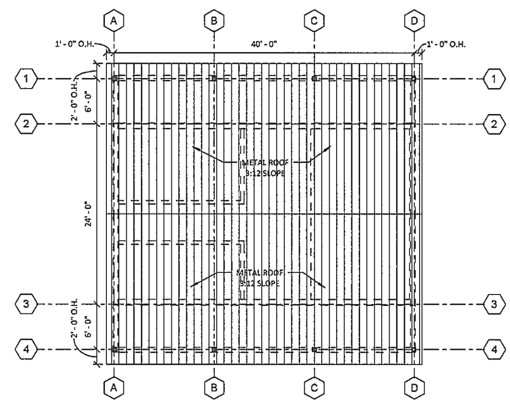
ROOM FINISH SCHEDULE

ROOM #	WALL SUBSTRATE				WALL FINISH				FLOOR	BASE
	N	E	S	W	N	E	S	W		
101	N/A	N/A	N/A	N/A	PAINT	PAINT	PAINT	PAINT	SEALED PCC	VINYL
102	N/A	N/A	N/A	N/A	PAINT	PAINT	PAINT	PAINT	SEALED PCC	VINYL
103	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	SEALED PCC	-
104	N/A	N/A	N/A	N/A	PAINT	PAINT	PAINT	PAINT	SEALED PCC	VINYL

PAINT: CLASS A



REFLECTED CEILING PLAN 2/A100
1/8" = 1'-0"



ROOF PLAN 3/A100
1/8" = 1'-0"

SHEET NAME: ARCHITECTURAL PLANS
PROJECT NAME: WEST BRANCH COMMUNITY SCHOOLS CONCESSION STAND
ISSUED FOR: CLIENT REVIEW
NOT FOR CONSTRUCTION

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
A	CLIENT REVIEW	09/13/2018
B	CLIENT REVIEW	09/26/2018

ENGINEER: AXIOM CONSULTANTS
60 EAST COURT STREET, IOWA CITY, IA 52240

SHEET NUMBER: A100 | PROJECT NO.: 18-0093 | PROJECT MANAGER: BOELK | CLIENT NAME: WBCS | DATE ISSUED: 09/26/2018 | CURRENT REV: B

SHEET NUMBER	PROJECT NO.	PROJECT MANAGER	CLIENT NAME	PROJECT NAME	ISSUED FOR:	DATE ISSUED:	CURRENT REV.
A200	18-0093	BOELK	WBCS	WEST BRANCH COMMUNITY SCHOOLS CONCESSION STAND	CLIENT REVIEW	09/26/2018	B

SHEET NAME: ELEVATIONS

NOT FOR CONSTRUCTION

REV	DESCRIPTION OF CHANGES	DATE
A	CLIENT REVIEW	09/13/2018
B	CLIENT REVIEW	09/24/2018

DRAWING LOG

ENGINEER:
AXIOM CONSULTANTS
60 EAST COURT STREET, IOWA CITY, IA 52240

GENERAL NOTES:

1. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, EQUIPMENT, LABOR, INSTALLATION, RESTORATION, UTILITY RELOCATION CHARGES, JOB SITE DELIVERY COSTS TO COMPLETE THE DESCRIBED OR ILLUSTRATED WORK, UNDER THIS CONTRACT.

2. THE ENGINEER WILL NOT BE RESPONSIBLE NOR ASSUME ANY LIABILITY FOR NEGLIGENT ACTS OR ERRORS OF OMISSIONS OF ANY CONTRACTOR, ANY SUBCONTRACTOR, OR ANY OF THE CONTRACTOR'S SUBCONTRACTOR'S AGENTS OR EMPLOYEES OR ANY OTHER PERSONS (EXCEPT ENGINEER'S OWN EMPLOYEES) AT THE PROJECT SITE OR OTHERWISE PERFORMING ANY OF THE WORK OF THE PROJECT. ANY CONTRACTOR OR SUBCONTRACTOR, AS WELL AS THE ENGINEER, WILL BE RESPONSIBLE FOR HIS OWN SAFETY PROGRAM. NEITHER THE PROFESSIONAL ACTIVITIES OF THE ENGINEER, NOR THE PRESENCE OF THE ENGINEER OR HIS OR HER EMPLOYEES AND SUBCONSULTANTS AT THE CONSTRUCTION SITE SHALL RELIEVE AN CONTRACTOR OF HIS OR HER OBLIGATIONS, DUTIES, AND RESPONSIBILITIES INCLUDING BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING OR COORDINATING ALL PORTIONS OF THE WORK OF CONSTRUCTION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. THE ENGINEER AND HIS OR HER PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR OTHER ENTITY OR THEIR EMPLOYEES IN CONNECTION WITH ANY HEALTH OR SAFETY PRECAUTIONS.

3. SCALE FOR DRAWINGS IS FOR GENERAL INFORMATION ONLY. LOCATIONS AND DIMENSIONS SHALL BE TAKEN AS SHOWN AND THE DRAWINGS SHALL NOT BE SCALED.

4. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND COMPLY WITH THE REQUIREMENTS OF ALL AGENCIES HAVING JURISDICTION OVER THE WORK AND SHALL COORDINATE HIS WORK WITH THE WORK PERFORMED BY OTHERS FOR THE PROPOSED INSTALLATION.

5. CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL PUBLIC AND PRIVATE UTILITIES AS WELL AS CITY AND STATE AGENCIES.

6. PROJECT DATUM: TOP OF SLAB OF FINISHED FIRST FLOOR BUILDING, ELEVATION = 0'-0".

7. CONTRACTOR SHALL PROVIDE APPROPRIATE ENGINEERED DE-WATERING MEASURES, IF NECESSARY, TO ENSURE GROUNDWATER TABLE REMAINS AT A DEPTH BELOW THE BASE OF THE EXCAVATION AT ALL TIMES DURING EXCAVATION, REPAIR WORK AND BACKFILLING OPERATIONS.

8. CONTRACTOR SHALL TAKE ALL NECESSARY SAFETY PRECAUTIONS TO PROTECT UTILITIES, PEDESTRIANS, WORKERS AND VEHICULAR TRAFFIC. THE CONTRACTOR SHALL PROVIDE TEMPORARY FENCES, BARRICADES, ETC. AS REQUIRED TO PROTECT ADJACENT PROPERTY AND THE PUBLIC DURING ALL PHASES OF CONSTRUCTION.

9. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY BARRICADES, SIGNAGE, WARNING LIGHTS AND OTHER DEVICES AND MAINTAIN THESE OPERATIONAL 24 HOURS A DAY AT ALL OPEN TRENCH LOCATIONS AND AT LOCATIONS WHICH D NOT HAVE A FINISHED SURFACE.

10. CONTRACTOR SHALL BREAK OUT SIDEWALK, DRIVEWAY, CURB AND GUTTER, PAVEMENT AND RESTORE TO PERMANENT CONDITION. CONTRACTOR TO CONFORM CONCRETE TO COLOR, FINISH, AND TEXTURE OF EXISTING SIDEWALKS, CURB AND GUTTER.

11. STREETS AFFECTED BY EXCAVATION SHALL BE RESTORED PER LOCAL GOVERNING AGENCY'S SPECIFICATIONS FOR "REGULATIONS FOR OPENINGS, CONSTRUCTION AND REPAIR IN THE ROADWAY." REPLACEMENT TO BE DETERMINED BY CONTRACTOR, PRIVATE PROPERTY OWNER AND LOCAL GOVERNING AGENCY BASED ON ACTUAL EXCAVATION. AREA SURROUNDING THE SHAFT SHALL NOT BE CLEANED INTO THE TRENCH.

12. THE CONTRACTOR IS TO RESTORE ALL DAMAGED STRUCTURES AND UTILITIES TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE.

EXISTING UTILITIES:

1. EXISTING CONDITIONS, STRUCTURES, UTILITIES AND SURFACE FEATURES SHOWN WERE OBTAINED FROM DRAWINGS FURNISHED BY THE OWNER AND ARE ASSUMED TO BE ACCURATE AND CORRECT. THE CONTRACTOR SHALL PERFORM HIS OWN SURVEY AND VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS OF EXISTING STRUCTURES PRIOR TO STARTING ANY WORK.

2. EXISTING UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION. THE CONTRACTOR SHALL CONTACT IOWA ONE CALL SYSTEM INC. AT 811 TO REQUEST LOCATING AND MARKING OF EXISTING UTILITIES PRIOR TO PERFORMING ANY EXCAVATION WORK IN OR AROUND ANY UTILITY.

3. ALL EXCAVATION WORK NEAR AND AROUND EXISTING UTILITIES SHALL BE BY HAND METHOD.

4. FURTHER, THE CONTRACTOR SHALL RECORD THE LOCATION AND ELEVATION OF ALL UTILITIES ENCOUNTERED, AND INSTALLATION OF NEW WORK, AS WORK PROGRESSES AND SHALL PREPARE RECORD DRAWINGS (RED-LINES) BASED ON HIS RECORDS. THESE RECORDS TO BE SUPPLIED TO AXIOM CONSULTANTS, LLC AT COMPLETION OF WORK.

GENERAL CONSTRUCTION WORK:

1. STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE (IBC). THE STRUCTURE IS CLASSIFIED AS CATEGORY II.

2. CONTRACTOR SHALL PROTECT ALL EXISTING EQUIPMENT AND INFRASTRUCTURE AT THE SITE. CONTRACTOR SHALL VISIT THE SITE AND BECOME THOROUGHLY FAMILIAR WITH EXISTING CONDITIONS.

3. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING PIPING, UTILITIES, EQUIPMENT AND STRUCTURES WHICH COULD BE DAMAGED BY CONSTRUCTION ACTIVITIES. REPAIR OF DAMAGES SHALL BE AT THE CONTRACTOR'S EXPENSE.

4. CONTRACTOR SHALL INSTALL STRUCTURAL STEEL, FRAMING AS SHOWN ON THE DESIGN DRAWING.

5. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ENGINEER'S REVIEW PRIOR TO FABRICATION OF STRUCTURAL STEEL FRAMING. ENGINEER'S REVIEW OF SHOP DRAWINGS IS TO CONFIRM DESIGN INTENT IS FOLLOWED. CONTRACTOR SUBMISSION OF SHOP DRAWINGS MAY BE ELECTRONIC, BUT ENGINEER SHALL HAVE FIVE (5) BUSINESS DAYS TO REVIEW AND RETURN SHOP DRAWINGS.

ABBREVIATIONS:

U.N.O. – UNLESS NOTED OTHERWISE
E.W. – EACH WAY
E.F. – EACH FACE
O.C. – ON CENTER
T&B – TOP & BOTTOM
G.L. – GRID LINE

GENERAL FOUNDATION:

1. THE SOIL SUBGRADE FOR ALL FOOTINGS AND SLABS SHALL BE INSPECTED AND APPROVED BY THE TESTING LABORATORY IMMEDIATELY PRIOR TO PLACING FOUNDATION CONCRETE. NET DESIGN SOIL PRESSURE FOR SHALLOW FOOTINGS = 1500 PSF.

2. ALL SLAB SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 90% ASTM D-1557 AT OPTIMUM MOISTURE CONTENT. ALL BACKFILL BELOW, AROUND AND ABOVE THE FOUNDATION ELEMENTS, FOOTINGS, WALLS AND PITS SHALL BE COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.

3. ALL ORGANIC AND/OR OTHER UNSUITABLE MATERIALS SHALL BE REMOVED FROM SUBGRADE AND BACKFILL AREAS AND BACKFILLED WITH ACCEPTABLE GRANULAR FILL OR CRUSHED CONCRETE FILL MATERIAL MAXIMUM 9" LIFTS IN LOOSE THICKNESS COMPACTED TO MINIMUM OF 95% FOR SLABS AND FOOTINGS OF MAXIMUM DENSITY OBTAINED IN ACCORDANCE WITH ASTM STANDARD D-1557, MODIFIED PROCTOR DENSITY.

4. FOOTINGS OR SLABS SHALL NOT BE PLACED INTO OR AGAINST SUBGRADE CONTAINING FREE WATER, FROST OR ICE. SHOULD WATER OR FROST ENTER A FOOTING EXCAVATION AFTER SUBGRADE APPROVAL, THE SUBGRADE SHALL BE REINSPECTED BY THE TESTING LABORATORY AFTER REMOVAL OF WATER OR FROST.

5. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MEASURES TO PREVENT ANY FROST OR ICE FROM PENETRATING ANY FOOTING OR SLAB SUBGRADE BEFORE AND AFTER PLACING OF CONCRETE AND UNTIL SUCH SUBGRADES ARE FULLY PROTECTED BY THE PERMANENT BUILDING STRUCTURE.

6. ALL SLABS-ON-GRADE SHALL BE PLACED OVER A MINIMUM OF 25" OF IOWA DOT 2A MODIFIED COMPACTED TO 95% MODIFIED PROCTOR IN MAXIMUM LIFTS OF 9".

CONCRETE:

1. REINFORCED CONCRETE CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", LATEST EDITION.

2. ALL WORK DEALING WITH CONCRETE AND STEEL REINFORCING BARS SHALL FOLLOW ACI AND ASTM STANDARDS, UNLESS OTHERWISE NOTED. CONCRETE WITH COMPRESSIVE STRENGTH OF 4000 PSI AT THE AGE OF 20 DAYS SHALL BE USED.

3. THE FOUNDATION POUR IS TO BE A CONTINUOUS POUR, UNLESS OTHERWISE NOTED.

4. CLEAR SPACE BETWEEN ALL REBAR AND CONCRETE SURFACES SHALL BE 2" MINIMUM, UNLESS OTHERWISE NOTED.

5. BAR SUPPORTS SHALL BE MADE OF DIELECTRIC MATERIAL. OR WIRE BAR SUPPORTS SHALL BE COASTED WITH DIELECTRIC MATERIAL THAT IS COMPATIBLE WITH CONCRETE (SUCH AS EPOXY OR VINYL).

6. NO LAP SPLICES, OTHER THAN THOSE SHOWN ON THE DRAWINGS, ARE ALLOWED UNLESS LOCATION AND STYLE IS APPROVED BY THE ENGINEER.

7. DESIGN LIVE LOAD SHALL NOT BE ALLOWED ON THE FOUNDATION FOR 7 DAYS AFTER POURING UNLESS APPROVED BY THE ENGINEER. NO CONSTRUCTION EQUIPMENT SHALL BE ALLOWED ON THE FOUNDATION UNTIL IT HAS REACHED 100% OF THE DESIGN STRENGTH. FALSEWORK IS TO REMAIN IN PLACE UNTIL THE CONCRETE PLACED HAS REACHED 75% OF DESIGN STRENGTH.

8. CONCRETE CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED. ALL OTHER ADMIXTURES SHALL BE SUBMITTED TO ENGINEER FOR REVIEW.

9. DRAWINGS IN THIS DOCUMENT DO NOT REFLECT THE EXACT LENGTH OR QUANTITIES OF STEEL BARS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE REQUIRED AMOUNTS AND SUBMIT SHOP DETAIL REINFORCING DRAWINGS FOR APPROVAL.

10. LOWER EDGES OF ALL OPENINGS ARE TO BE FINISHED WITH A 1"X1" CHAMFER.

11. ALL REBAR SHALL BE INSPECTED BY A THIRD PARTY PRIOR TO PLACEMENT OF CONCRETE FOR CONFORMANCE WITH DRAWINGS AND ACI & ASTM STANDARDS.

12. ALL CONCRETE PLACEMENTS SHALL BE TESTED FOR AIR CONTENT AND SLUMP IN ACCORDANCE WITH ASTM C172, ASTM C31, AND ACI 318. FOR EACH CONCRETE PLACEMENT, CONTRACTOR IS TO TAKE A MINIMUM OF THREE (3) CYLINDERS FOR EACH OF THE FOLLOWING BREAKS: 3 DAYS, 7 DAYS, 28 DAYS. AND TWO SPARE CYLINDERS FROM THE FIRST 10 YARDS OF CONCRETE DELIVERED TO THE JOB SITE AND FOR EVERY 50 YARDS THEREAFTER, OR THE LAST TRUCK.

MASONRY:

1. CMU TO BE LIGHTWEIGHT AGGREGATE DESIGN PER ASTM D90-75

2. MORTAR SHALL BE:
   TYPE S FOR BLOCK
   TYPE N FOR VENEER AND BRICK

3. MINIMUM MASONRY REINFORCING:
   8" CMU, VERTICALLY #5 BAR AT 32" O.C.
   12" CMU, VERTICALLY #5 BAR AT 32" O.C.

4. LINTELS: REINFORCED MASONRY LINTEL TO BE INSTALLED AT ALL OPENING UNLESS OTHERWISE INDICATED ON DRAWINGS. DO NOT SPLICE REINFORCEMENT BARS WITHIN LINTELS AND MAINTAIN 8 INCH BEARING MINIMUM ON EACH SIDE. UNLESS OTHERWISE ON THE PLANS, THE MINIMUM REINFORCEMENT FOR LINTELS IN 8" MASONRY SHALL BE AS FOLLOWS:
   (1) OPENINGS UP TO 42 INCHES WIDE: (2) #4 AT BOTTOM WEB OF 8 INCH DEEP LINTEL
   (2) OPENINGS 42 TO 78 INCHES WIDE: (2) #4 AT BOTTOM WEB OF 16 INCH DEEP LINTEL
   (3) OPENINGS OVER 78 INCHES WIDE: REINFORCE PER DRAWINGS

5. CONSTRUCTION: MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH IBC SECTION 2104 "CONSTRUCTION" AND MSJC. 1 PART 3 "EXECUTION".

6. GROUT HOLLOW MASONRY UNITS SOLID AS SHOWN ON PLANS. FINE AND COURSE GROUTS SHALL CONFORM TO ASTM C476 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3050 PSI AT 28 DAYS. GROUP SHALL ATTAIN 80% OF DESIGN STRENGTH PRIOR TO APPLICATION OF SERVICE LOADS.

7. JOINT REINFORCEMENT: SHALL CONFORM TO ASTM A951 AND IBC SECTION 2103.13. FOR 8" CMU PROVIDE JOINT REINFORCEMENT AT EVERY OTHER COURSE OF CMU THAT PROVIDES A MINIMUM OF 9 GAGE WIRE AT EACH FACE OF THE CMU. PROVIDE PREFORMED JOINT REINFORCEMENT PIECES FOR CORNERS AND WALL INTERSECTIONS.

8. FILL ALL BLOCKS BELOW GRADE WITH CONCRETE.

9. VERTICAL REINFORCING SHALL EXTEND INTO THE BOND BEAM.

10. GROUT SHALL BE CONSOLIDATED IMMEDIATELY AFTER POURING AND RECONSOLIDATED.

11. PROVIDE VERTICAL REINFORCEMENT AT EACH SIDE OF OPENING AND AT ALL CORNERS.

WOOD FRAMING NOTES:

1. ALL WOOD FRAME CONSTRUCTION SHALL CONFORM TO THE STANDARDS OF THE INTERNATIONAL BUILDING CODE AND THE NATIONAL FOREST PRODUCTS ASSOCIATION "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", LATEST ADDITION.

2. ALL SOLID FRAMING SHALL BE DOUGLAS FIR-LARCH (DFL) #2 UNLESS OTHERWISE NOTED ON THE PLANS.

3. ENGINEERED LUMBER MEMBERS SHALL BE MANUFACTURED UNDER A PROCESS BY THE NATIONAL RESEARCH BOARD. EACH PIECE SHALL BEAR A STAMPS OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER, AND THE QUALITY CONTROL AGENCY. ALL LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH THE APPROPRIATE NER REPORT AND GLUED WITH A WATERPROOFING ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER.

LVL	FB=2600 PSI	E=1900 KSI	FV=285 PSI
PSL	FB=2900 PSI	E=2000 KSI	FV=290 PSI
LSL	FB=700 PSI	E=600 KSI	FV=395 PSI

4. MOISTURE CONTENT OF WOOD AT TIME OF PLACING SHALL NOT EXCEED 19%.

5. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WIT AN APPROVED PRESERVATIVE.

6. ALL WOOD EXPOSED TO WEATHER WITHOUT THE ADEQUATE PROTECTION OF A ROOF OR EAVE SHALL BE PRESSURE TREATED OR BE AN APPROVED WOOD OF NATURAL RESISTANCE TO DECAY.

7. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.9.1 OF THE INTERNATIONAL BUILDING CODE.

8. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON.

9. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS.

10. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM 307. PROVIDE X"X2"X2" PLATE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. BOLTS IN WOOD SHALL NOT BE LESS THAN 7 BOLT DIAMETERS FROM THE END AND 4 BOLT DIAMETERS FROM THE EDGE OF THE MEMBER.

11. ALL STUDS SHALL HAVE THEIR LOWER PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16D NAILS AT 12" O.C. STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS (WITH 7" MINIMUM EMBEDMENT) AT 4'-0" O.C. UNLESS OTHERWISE NOTED.

12. INDIVIDUAL MEMBERS OF BUILT UP POSTS SHALL BE NAILED TO EACH OTHER WITH 16D NAILS AT 9" O.C. STAGGERED.

13. FLOOR AND ROOF FRAMING: PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOENAIL JOISTS TO SUPPORT WITH (2) 16D NAILS.

14. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR MOST RECENT CATALOG. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICBO APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE FASTENERS AS SPECIFIED MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF THE FASTENERS IN EACH MEMBER. HANGERS IN DIRECT CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE EITHER STAINLESS STEEL OR HOT-DIPPED GALVANIZED.

SHEATHING:

1. EXTERIOR SHEATHING TO BE ZIP SYSTEM, COORDINATE WITH SPECIFIACTION SECTION 061600.

2. PLYWOOD SHEATHING SHALL BE STRUCTURAL I IN CONFORMANCE WITH APA STANDARDS.

3. PLYWOOD ROOF AND FLOOR SHEATHING TO BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED WITH 10D NAILS AT 4" O.C. TO FRAMED PANEL EDGES AND OVER STUD WALLS AND AT 12" O.C. TO INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE.

4. WHEN NOT OTHERWISE NOTED, PROVIDE ½" NOMINAL APA RATED SHEATHING ON EXTERIOR SURFACES NAILED AT ALL PANEL EDGES (BLOCK UNSUPPORTED EDGES), TOP AND BOTTOM PANELS WITH 8D NAILS AT 6" O.C. AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8D NAILS AT 12" O.C.

5. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS.

WOOD TRUSSES:

1. THE WOOD TRUSS FABRICATOR IS RESPONSIBLE FOR THE DESIGN OF THE WOOD TRUSSES. SUBMIT CALCULATIONS WITH THE SHOP DRAWINGS SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF IOWA.

2. LUMBER DEFECTS SUCH AS WANE OR KNOTS OCCURRING IN THE CONNECTOR PLATE AREA MUST NOT AFFECT MORE THAN TEN PERCENT OF THE REQUIRED PLATE AREA OR NUMBER OF EFFECTIVE TEETH REQUIRED OF EACH TRUSS MEMBER. CONNECTOR PLATES SHALL BE APPLIED TO BOTH FACES OF THE TRUSS AT EACH JOINT AND SHOULD PROVIDE FIRM EVEN CONTACT BETWEEN THE PLATE AND THE WOOD. ALL WOOD MEMBERS SHALL BE ACCURATELY CUT AND FABRICATED SO THAT ALL MEMBERS HAVE GOOD BEARING AND ALL COMPLETED TRUSS UNITS ARE UNIFORM. SEE LATEST EDITION OF THE TRUSS PLATE INSTITUTE "QUALITY CONTROL MANUAL" FOR TOLERANCES AND OTHER SPECIAL REQUIREMENTS.

3. THE DESIGN, FABRICATION AND ERECTION OF THE WOOD TRUSSES SHALL COMPLY WITH THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", AND THE "DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES".

4. ALL TRUSSES SHALL BE SECURELY BRACED BOTH DURING ERECTION AND AFTER PERMANENT INSTALLATION IN ACCORDANCE WITH WTCA AND TRUSS PLATE INSTITUTE DOCUMENT "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING, AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES (BCSI)".

5. THE TRUSS MANUFACTURER SHALL SHOW ALL RECOMMENDED BRACING, BOTH TEMPORARY AND PERMANENT, ON THE TRUSS SHOP DRAWINGS. ALSO, THE DRAWINGS MUST SHOW ALL RECOMMENDED DETAILS FOR CONNECTION THE TRUSSES TO EACH OTHER AND/OR THEIR SUPPORTS.

6. TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, DRILLED, NOTCHED, SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE DESIGN ENGINEER.

DESIGN LOAD CRITERIA:

APPLICABLE DESIGN CODES:
IBC 2012, INTERNATIONAL BUILDING CODE
ASCE7-10, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
ACI318-11, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
NDS-12, AMERICAN WOOD COUNCIL, NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION

GRAVITY LOADS:	
ROOF DEAD LOAD	20 PSF (15 PSF TOP CHORD) (5 PSF BOTTOM CHORD)
ROOF LIVE LOAD	20 PSF
MEZZANINE DEAD LOAD	20 PSF
MEZZANINE LIVE LOAD	80 PSF
MEZZANINE PARTITION LOAD	15 PSF
1ST LEVEL DEAD LOAD	20 PSF
1ST LEVEL LIVE LOAD	100 PSF
LOBBY AND EXIT PATHS	100 PSF
SNOW LOADS:	
GROUND SNOW LOAD	30 PSF
ROOF SNOW LOAD	21 PSF
SOIL INFORMATION:	
ALLOWABLE BEARING PRESSURE	1500 PSF
WIND DESIGN LOADS:	
WIND SPEED	115 MPH, 3-SECOND GUST, ENCLOSED STRUCTURE
IMPORTANCE FACTOR	1.0
WIND EXPOSURE	C
SEISMIC DESIGN CRITERIA:	
SEISMIC ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE	
BASIC STRUCTURAL SYSTEM: WOOD BEARING SHEAR WALLS	
SPECTRAL RESPONSE ACCELERATION (SHORT PERIOD)	SS = 0.1
SPECTRAL RESPONSE ACCELERATION (1-SEC PERIOD)	S1 = .06
SITE CLASS	D
SEISMIC IMPORTANCE FACTOR:	IE = 1.0
SPECTRAL DESIGN RESPONSE COEFFICIENT (SHORT PERIOD)	SDS = .107
SPECTRAL DESIGN RESPONSE COEFFICIENT (1-SEC PERIOD)	SD1 = .096
SEISMIC DESIGN CATEGORY:	B
RESPONSE MODIFICATION FACTOR:	R = 6.5 FOR WOOD SHEAR WALLS R = 2.0 FOR MASONRY SHEAR WALLS
SEISMIC RESPONSE COEFFICIENT:	CS = .0535
SEISMIC BASE SHEAR:	V = 134 K

DRAWING LOG

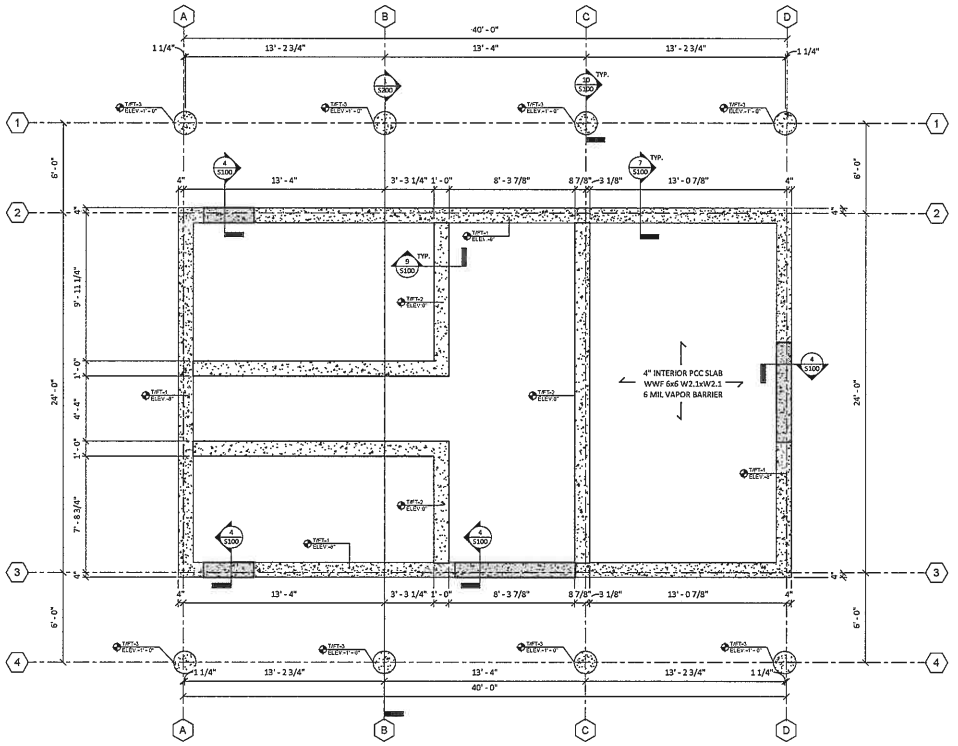
REV	DESCRIPTION OF CHANGES	DATE
A	CLIENT REVIEW	09/12/2018
B	CLIENT REVIEW	09/26/2018

DRAWN BY:

AXIOM CONSULTANTS
60 EAST COURT STREET, IOWA CITY, IA 52240

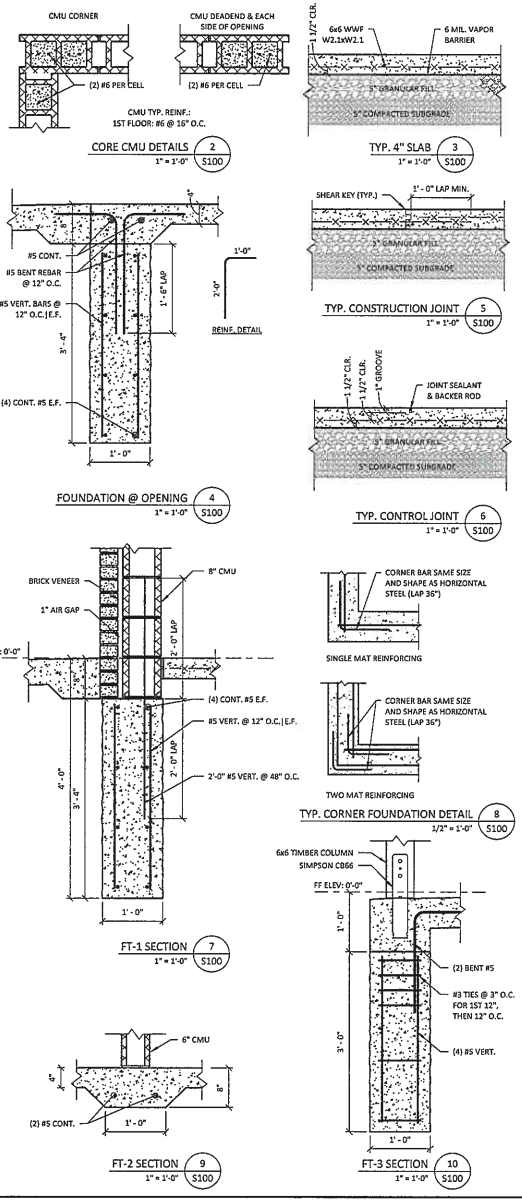
ISSUED FOR: CLIENT REVIEW
NOT FOR CONSTRUCTION
DATE ISSUED: 09/26/2018
CURRENT REV.: B

PROJECT NAME: WEST BRANCH COMMUNITY SCHOOLS CONCESSION STAND
CLIENT NAME: WBCS
PROJECT MANAGER: BOELK
PROJECT NO.: 18-0093
SHEET NUMBER: S000
SHEET NAME: GENERAL NOTES



FOUNDATION 1 / 1/4" = 1'-0" / S100

FOOTING SCHEDULE						
TAG	TYPE	WIDTH	LENGTH	THICKNESS	FOOTING REINFORCEMENT	DETAIL
FT-1	TRENCH FOOTING	1' - 0"		3' - 4"	#5 @ 12" O.C., (3) #5 CONT.	7|S100
FT-2	THICKENED SLAB FOOTING	1' - 0"		8"	#5 @ 12" O.C., (3) #5 CONT.	9|S100
FT-3	COLUMN FOOTING	1' - 6"	3' - 0"			



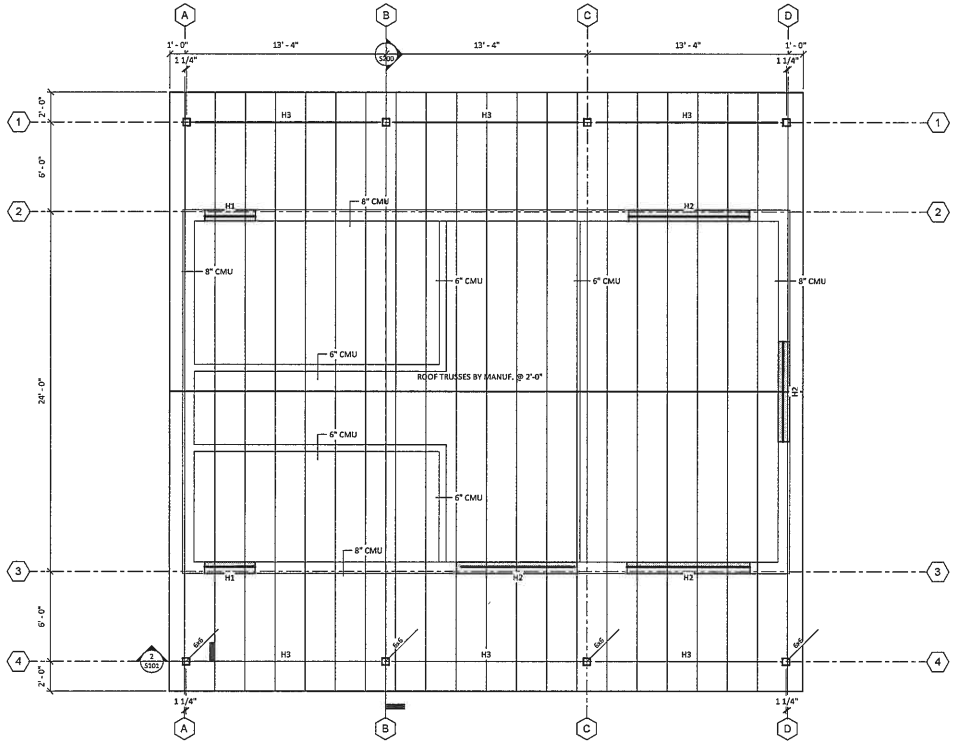
DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
A	CLIENT REVIEW	09/12/2018
B	CLIENT REVIEW	09/26/2018

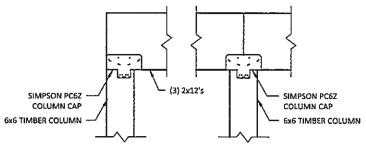
ENGINEER:
AXIOM CONSULTANTS
60 EAST COURT STREET, IOWA CITY, IA 52240

PROJECT NAME: WEST BRANCH COMMUNITY SCHOOLS CONCESSION STAND
CLIENT NAME: WBCS
PROJECT MANAGER: BOELK
PROJECT NO.: 18-0093
SHEET NUMBER: S100
SHEET NAME: FOUNDATION PLAN

ISSUED FOR: CLIENT REVIEW
NOT FOR CONSTRUCTION
DATE ISSUED: 09/26/2018
CURRENT REV.: B



ROOF FRAMING 1 / S101
1/4" = 1'-0"



BEAM TO COLUMN CONNECTION 2 / S101
1" = 1'-0"

HEADER/LINTEL SCHEDULE

ID/TAG	DESCRIPTION	SIZE/TYPE	MAX SPAN	NOTES
H1	8" CMU WALL	16" CMU LINTEL W/ (2) #4 BARS	3'-7"	PROVIDE 8" BEARING EACH SIDE
H2	8" CMU WALL	16" CMU LINTEL W/ (2) #6 BARS	8'-0"	PROVIDE 16" BEARING EACH SIDE
H3	ROOF BEARING BEAM @ COLUMNS	(3) 2x12	13'-4"	

FRAMING/NAILING SCHEDULE

JOINING TYPE	NAILING METHOD	# OF...	SIZE OF NAILS	PLACEMENT
SUBFLOOR, PLYWOOD	NAIL EDGE OF ...	6" O.C.	10d	TO TRUSSES
SUBFLOOR TO TRUSSES	BLIND NAIL, FACE NAIL	2	16d	6" O.C.
SOLE PLATE TO STUD	END NAIL	2	16d	AT EACH STUD
TOP PLATE TO STUD	END NAIL	2	16d	AT EACH STUD
DOUBLE STUD	FACE NAIL, STAGGER		16d	16" O.C.
EXTERIOR WALL...	FACE NAIL		16d	16" O.C.
WALL SHEATHING	FACE NAIL		8d	6" SPACING

DRAWING LOG

REV.	DESCRIPTION OF CHANGES	DATE

ENGINEER:
AXIOM CONSULTANTS
60 EAST COURT STREET, IOWA CITY, IA 52240

ISSUED FOR:
NOT FOR CONSTRUCTION

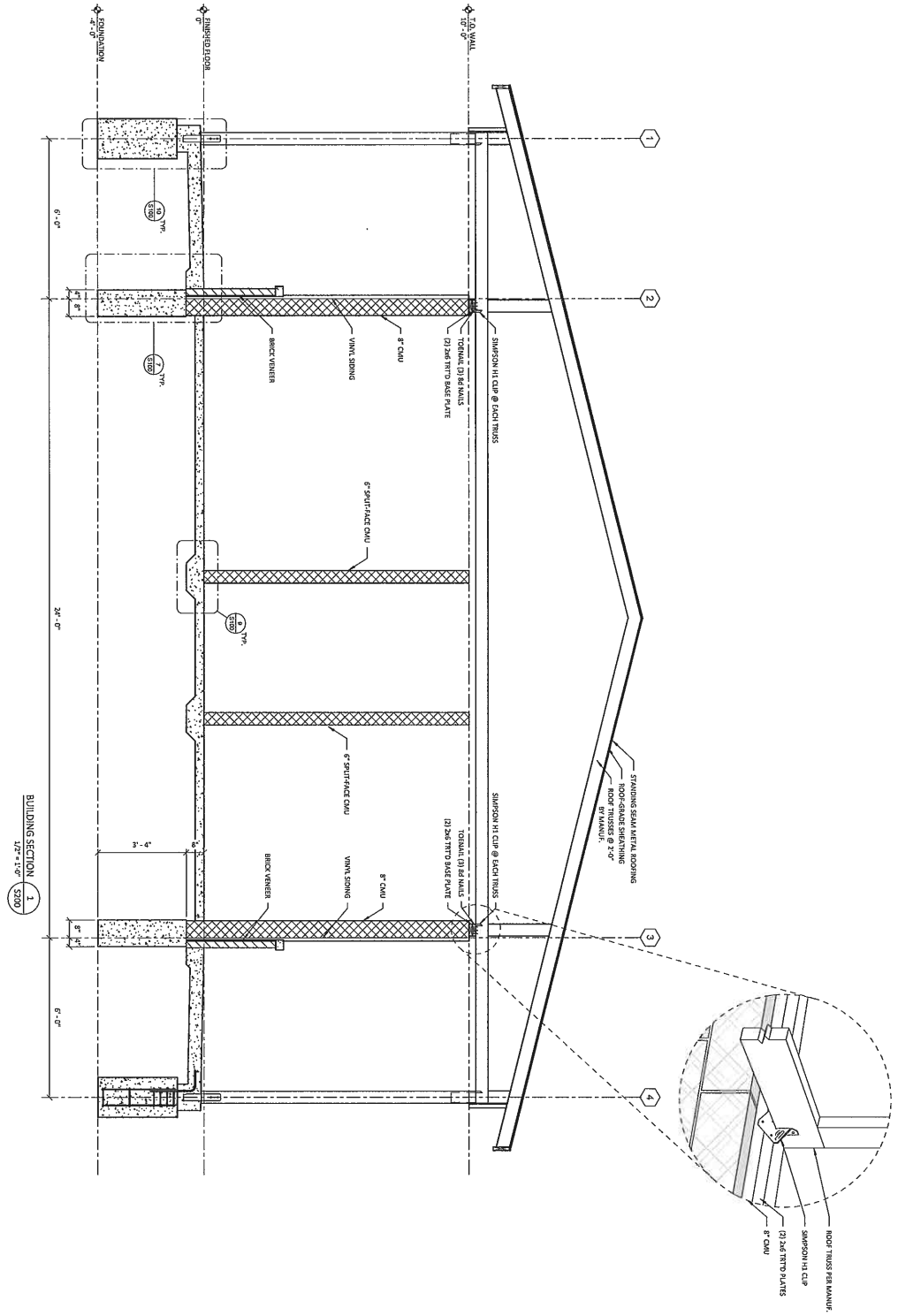
DATE ISSUED:

CURRENT REV:

PROJECT NAME:
WEST BRANCH COMMUNITY SCHOOLS CONCESSION STAND

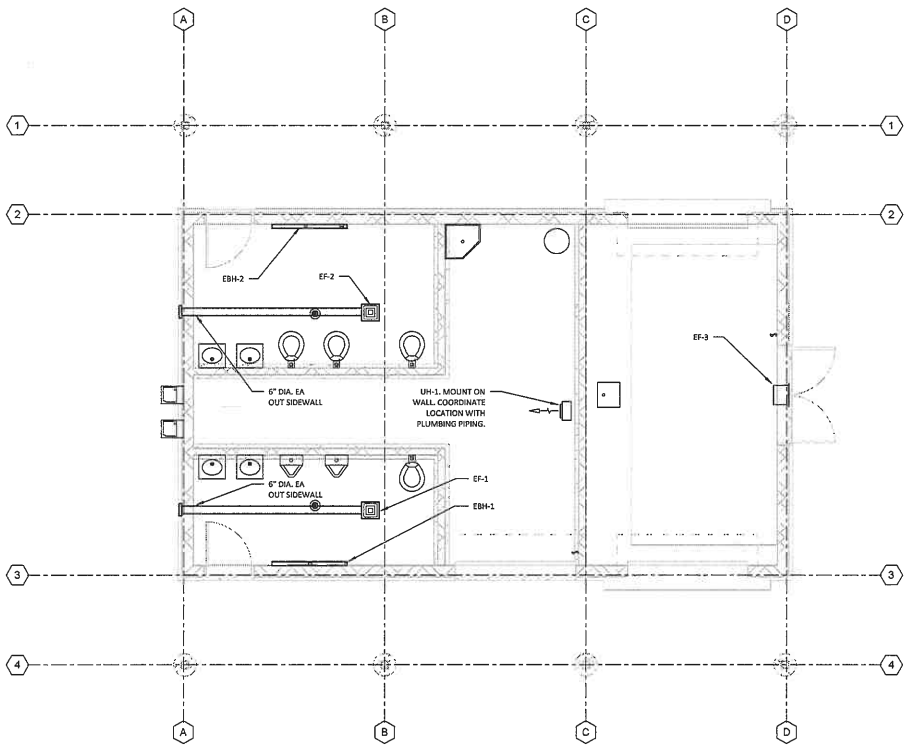
SHEET NAME:
FRAMING PLAN

SHEET NUMBER: S101
PROJECT NO.: 18-0093
PROJECT MANAGER: BOELK
SCOPE NAME: WBCS

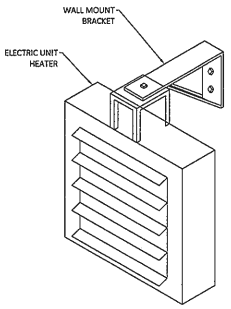


BUILDING SECTION
1/2" = 1'-0"
1 S200

SHEET NAME: SECTIONS			PROJECT NAME: WEST BRANCH COMMUNITY SCHOOLS CONCESSION STAND	ISSUED FOR: CLIENT REVIEW NOT FOR CONSTRUCTION		DRAWING LOG	ENGINEER: AXIOM CONSULTANTS 60 EAST COURT STREET, IOWA CITY, IA 52240
SHEET NUMBER: S200	PROJECT NO.: 18-0093	PROJECT MANAGER: BOELK	CLIENT NAME: WBCS	DATE ISSUED: 09/26/2018	CURRENT REV: B	REV / DESCRIPTION OF CHANGES / DATE A — CLIENT REVIEW — 09/13/2018 B — CLIENT REVIEW — 09/26/2018	

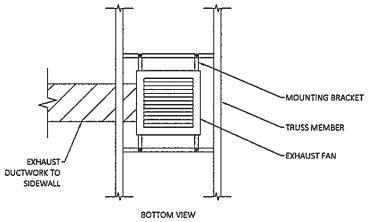


CONCESSION STAND MECHANICAL PLAN (1 / M100) 1/4" = 1'-0"



NOTE: UNIT MOUNTED THERMOSTAT SHALL MAINTAIN SPACE TEMPERATURE BY CYCLING

1 HORIZONTAL HOT WATER UNIT HEATER DETAIL
SCALE: NO SCALE



2 EXHAUST FAN MOUNTING DETAIL
SCALE: NO SCALE

ELECTRIC UNIT HEATER SCHEDULE

PLAN MARK	WATTS (W)	HEATING CAPACITY (BTUH)	ELECTRICAL			DIMENSIONS (W x H x D)	MANUFACTURER/MODEL	REMARKS
			AMP	VOLTAGE	PHASE			
UH-1	5600	19,200	27.1	240	1	21 9/16" x 24 5/16" x 6 9/16"	MARKEL VERTICAL FAN FORCED UNIT HEATER MODEL HF28S107CA1L	MOUNT HEATER NO MORE THAN 12' A.F.F. COORDINATE WITH PLUMBING PIPING.

ELECTRIC BASEBOARD HEATER SCHEDULE

PLAN MARK	WATTS (W)	HEATING CAPACITY (BTU)	ELECTRICAL			DIMENSIONS (W x H x D)	MANUFACTURER/MODEL	REMARKS
			AMP	VOLTAGE	PHASE			
EBH-1	1250	4250	5.2	240	1	60" x 6" x 2 1/2"	MARKEL ELECTRICAL BASEBOARD HEATER MODEL H2912-060C	
EBH-2	1250	4250	5.2	240	1	60" x 6" x 2 1/2"	MARKEL ELECTRICAL BASEBOARD HEATER MODEL H2912-060C	

1. PROVIDE INTEGRAL LINE VOLTAGE THERMOSTAT.

EXHAUST FAN SCHEDULE

PLAN MARK	AIRFLOW (CFM)	STATIC PRESSURE	ELECTRICAL			MOUNTING	MANUFACTURER/ MODEL	REMARKS
			AMP	VOLTAGE	PHASE			
EF-1	210	0.15	0.53	120	1	SUSPENDED	PANASONIC WHISPER VENTILATION FAN MODEL FV-30VQ3	
EF-2	210	0.15	0.53	120	1	SUSPENDED	PANASONIC WHISPER VENTILATION FAN MODEL FV-30VQ3	
EF-3	466	0.00	0.6	120	1	SIDEWALL	DAYTON EXHAUST FAN MODEL 10D952	

ENGINEER:
AXIOM CONSULTANTS
60 EAST COURT STREET, IOWA CITY, IA 52240

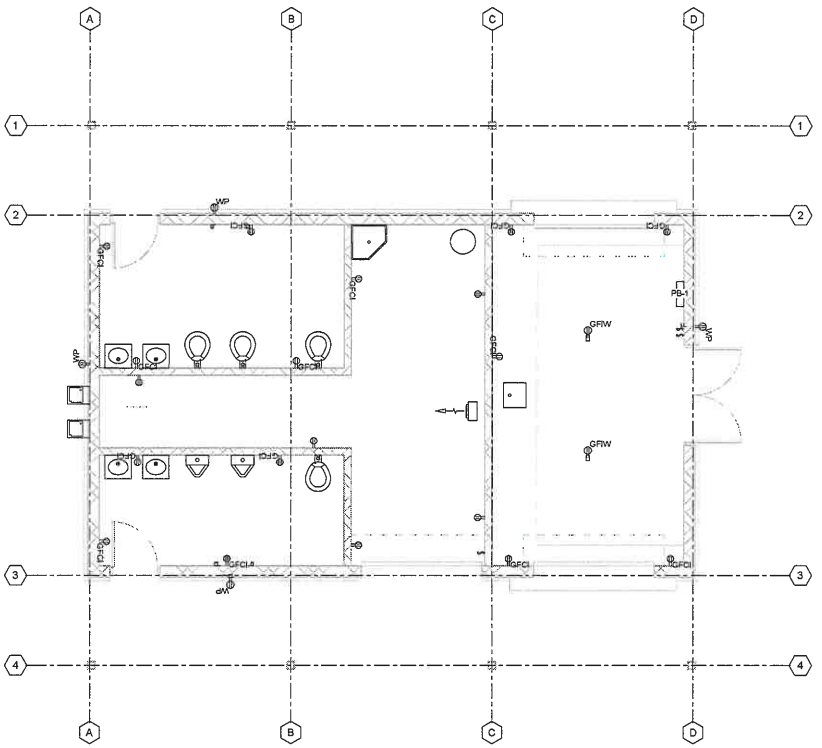
DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
A	CLIENT REVIEW	09/26/2018
B	CLIENT REVIEW	10/15/2018

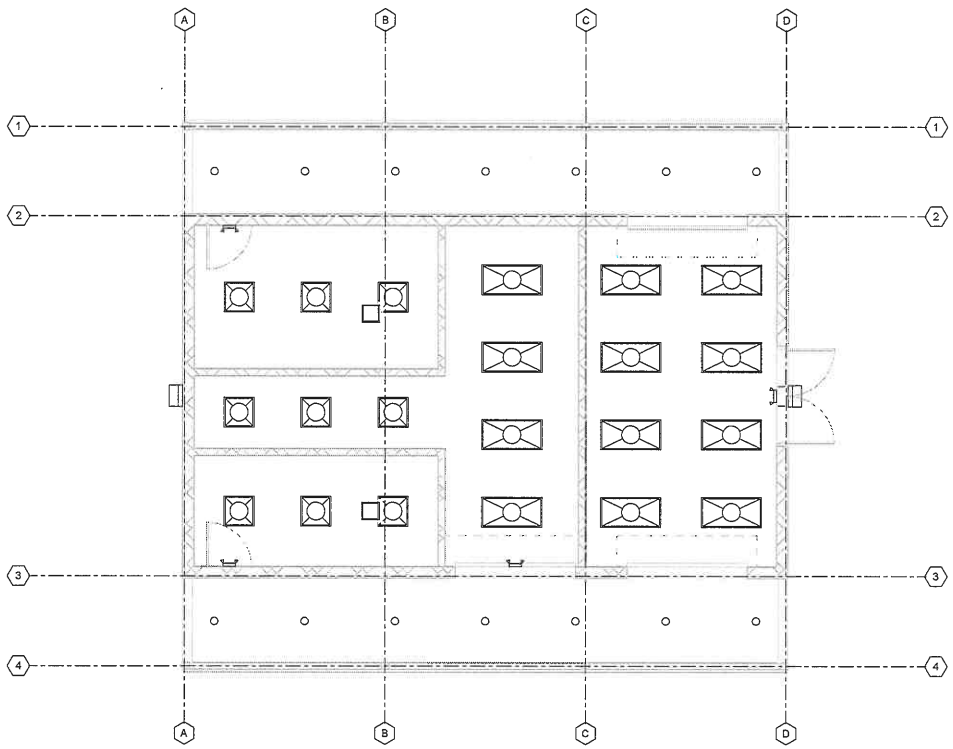
ISSUED FOR: CLIENT REVIEW
NOT FOR CONSTRUCTION
DATE ISSUED: 09/26/2018
CURRENT REV: B

PROJECT NAME: WEST BRANCH COMMUNITY SCHOOLS CONCESSION STAND
CLIENT NAME: WBCS

SHEET NAME: MECHANICAL PLAN
SHEET NUMBER: M100
PROJECT NO.: 18-0093
PROJECT MANAGER: BOELK



1ST FLOOR ELECTRICAL 1/4" = 1'-0" (1 / E100)



1ST FLOOR LIGHTING 1/4" = 1'-0" (2 / E100)

BRANCH PANEL PB-1

Location: Space CONCESSION
Supply From:
Mounting: Surface
Enclosure:

Volts: 120/240 Single
Phases: 1
Wires: 3

A.I.C. Rating:
Mains Type:
Mains Rating: 200 A
MCB Rating: 200 A

CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Description	CKT
1	CONCESSION LIGHTING	20 A	1	595 VA	330 VA			1	20 A	STORAGE LIGHTING	2
3	CONCESSION RECEPTACLES	20 A	1			360 VA	540 VA	1	20 A	STORAGE RECEPTACLES	4
5	CONCESSION RECEPTACLES	20 A	1	540 VA	540 VA			1	20 A	STORAGE RECEPTACLES	6
7	BATHROOM LIGHTING	20 A	1			180 VA	1398 VA	1	20 A	RESTROOM HVAC	8
9	WOMENS RECEPTACLES	20 A	1	720 VA	720 VA			1	20 A	MENS RECEPTACLES	10
11	OUTDOOR LIGHTING	20 A	1			560 VA	3250 VA	2	20 A	UNIT HEATER	12
13	OUTDOOR RECEPTACLES	20 A	1	720 VA	3250 VA			--	--	--	14
15	EMERGENCY LIGHTING	20 A	1			400 VA	600 VA	1	20 A	WATER HEATER	16
17	Spare	20 A	1	0 VA	0 VA			1	20 A	Spare	18
19	Spare	20 A	1			0 VA	0 VA	1	20 A	Spare	20
21	Space	--	--	0 VA	0 VA			--	--	Space	22
23	Space	--	--			0 VA	0 VA	--	--	Space	24
25											26
27											28
29											30
			Total Load:	7081 VA		7015 VA					
			Total Amps:	59 A		58 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
HVAC	120 VA	100.00%	120 VA		
Other	1300 VA	100.00%	1300 VA	Total Conn. Load:	14084 VA
Appliance - Dwelling Unit	600 VA	100.00%	600 VA	Total Est. Demand:	14119 VA
Heating	6500 VA	100.00%	6500 VA	Total Conn. Current:	59 A
				Total Est. Demand Current:	59 A

ENGINEER:
AXIOM CONSULTANTS
60 EAST COURT STREET, IOWA CITY, IA 52240

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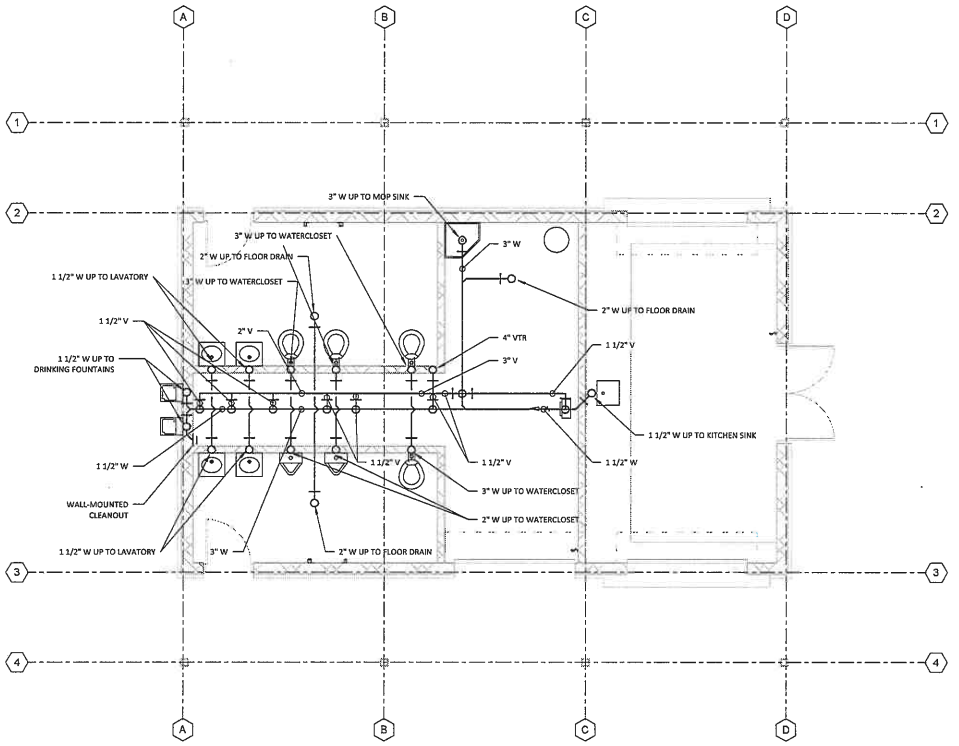
PROJECT NAME:
WEST BRANCH COMMUNITY SCHOOLS CONCESSION STAND
CLIENT NAME:
WBCS

SHEET NAME:
ELECTRICAL PLAN
PROJECT NO.:
18-0093
PROJECT MANAGER:
BOELK
SHEET NUMBER
E100



CONCESSION STAND UNDERFLOOR PLUMBING PLAN (1 / P100)
1/4" = 1'-0"

PLUMBING FIXTURE SCHEDULE							
FIXTURE	WASTE	VENT	DCW	DHW	DCWFU	DHWFU	REMARKS
WATER CLOSET (FLUSHOMETER)	3"	1½"	1"	NA	26.25*	NA	
URINAL (FLUSHOMETER)	2"	1½"	¾"	NA	17.5*	NA	
KITCHEN SINK	1½"	1½"	½"	½"	1.5	1.5	
MOP SINK	2"	1½"	½"	½"	2	2	
LAVATORY	1½"	1½"	½"	½"	0.5	0.5	
FLOOR DRAIN	2"	1½"	NA	NA	NA	NA	
WALL MOUNT CLEANOUT	2"	NA	NA	NA	NA	NA	
DRINKING FOUNTAIN	1½"	1½"	⅜"	NA	0.5	NA	
HOSE BIBB	NA	NA	¾"	NA	2.5	NA	

* AVERAGE FU COUNT CALCULATED USING TABLE 610.10 IN UPC 2015

WATER CLOSET: AMERICAN STANDARD WATER CLOSET AFWALL MILLENIUM MODEL 2294.011EC, ELONGATED BOWL, FLUSHOMETER TOILET, TOP SPUD, VITREOUS CHINA, WALL MOUNT, 1.6 GPF, EVERCLEAN SURFACE INHIBITS BACTERIA GROWTH, WHITE, ADA COMPLIANT. **FLUSH VALVE:** AMERICAN STANDARD MANUAL FLUSH VALVE MODEL 6047.161.002, 1.6 GPF, MANUAL PISTON-TYPE FLUSH VALVE FOR 1 1/2" TOP SPUDS. 1" I.P.S. ANGLE STOP WITH BACK-FLOW PREVENTION AND VANDAL-RESISTANT CAP, HIGH BACK PRESSURE VACUUMBREAKER, ADA COMPLIANT.

URINAL: AMERICAN STANDARD URINAL, TIRMBROOK. VITREOUS CHINA, 1.0 GPF, FLUSHING RIM, SIPHON JET FLUSH, 3/4" INLET SPUD, 2" THREADED OUTLET CONNECTION, 2 WALL HANGERS. **TOP SPUD:** 6561.017. **FLUSH VALVE:** AMERICAN STANDARD MANUAL FLUSH VALVE #6045.101.002. OR ENGINEER APPROVED EQUIVALENT.

MOP SINK: STERN WILLIAMS MOP SINK MODEL SBC-1500, 12" HIGH INSIDE MEASUREMENT, CAST BRASS DRAIN WITH STAINLESS STEEL STRAINER CSAT INTEGRAL AND SHALL PROVIDE FOR A CAULKED LEAD CONNECTIONS 1" DEEP TO A 3" PIPE. PEARL GREY MARBLE RECEPTOR. **OPTION:** T-10-VB MOP SINK FAUCET WITH VACUUM BREAKER, ADJUSTABLE TOP BRACE, 3/4" HOSE THREAD ON SPOUT WITH BUCKET HOOK, INLETS 8" ON CENTER, CHROME FINISH.

KITCHEN SINK: ELKAY STAINLESS STEEL SINK PACEMAKER MODEL PSR1722 (OR EQUAL). SINGLE BOWL, TWO HOLE TOP MOUNT FAUCET, 20 GAUGE STAINLESS STEEL, CENTER DRAIN PLACEMENT, FULL SPRAY SIDES WITH BOTTOM, 17" X 22" X 7-1/8". **FAUCET:** DELTA MODEL 2172LF-LHP--H212, POLISHED CHROME WITH METAL LEVER HAND SET.

LAVATORY: KOHLER CHESAPEAKE MODEL K-1729 (OR EQUAL), WHITE, WALL MOUNT WITH CARRIER. **FAUCET:** DELTA COMPEL MODEL 501, POLISHED CHROME. OR ENGINEER APPROVED EQUIVALENT.

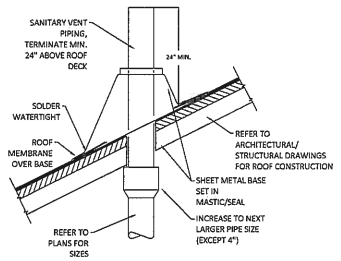
FLOOR DRAIN: ZURN FLOOR DRAIN MODEL Z415B, DURA-COATED CAST IRON BODY WITH BOTTOM OUTLET, COMBINATION INVERTIBLE MEMBRANE CLAMP AND ADJUSTABLE COLLAR WITH SEEPAGE SLOTS AND "TYPE B" POLISHED NICKEL BRONZE, LIGHT-DUTY STRAINER.

DRINKING FOUNTAIN: ELKAY DRINKING FOUNTAIN MODEL EDFP217C, TWO-LEVEL, SOFT SIDES, WALL MOUNT, FULL EXPOSED, WALL PLATE, BARRIER-FREE ACCESS, NO LEAD, FRONT PUSH BUTTONS, FLOW REGULATOR AND FLOW TRAP, VANDAL-RESISTANT BOTTOM COVER PLATES.

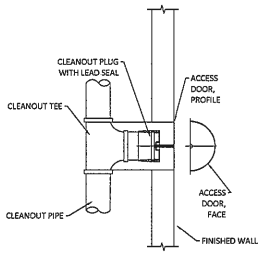
WALL MOUNT CLEANOUT (WMCO): ZURN WALL CLEANOUT WITH SMOOTH ACCESS COVER MODEL Z1441, DURA-COATED CAST IRON BODY, ROUND SMOOTH STAINLESS STEEL ACCESS COVER WITH SECURING SCREW.

HOSE BIBB (WALL HYDRANT): WATTS MODEL HY-420, NON-FREEZE KEY OPERATED WALL HYDRANT WITH CHROME PLATED FACE, INTEGRAL VACUUM BREAKER, 3/4" HOSE CONNECTION, 1" MALE PIPE CONNECTION. COMPLIES WITH ASSE 1019-2004, UPC.IAMPO LISTED. MAX. OPERATING PRESSURE 125 PSI.

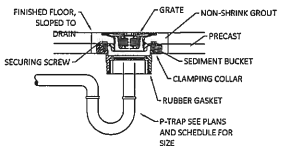
WATER HAMMER ARRESTER: SIOUX CHIEF 650 SERIES MODEL 652-A PISTON TYPE, TYPE L COPPER TUBE, COPPER MIP THREAD, NO LEAD ECOBRESS 69300. INSTALL FOR UP TO 11 FIXTURE UNITS. INSTALL ON SUPPLY LINES.



1 VENT THROUGH SLOPED ROOF DETAIL
SCALE: NO SCALE



2 WALL MOUNT CLEANOUT DETAIL
SCALE: NO SCALE



3 FLOOR DRAIN DETAIL
SCALE: NO SCALE

AXIOM CONSULTANTS
60 EAST COURT STREET, IOWA CITY, IA 52240

ENGINEER:

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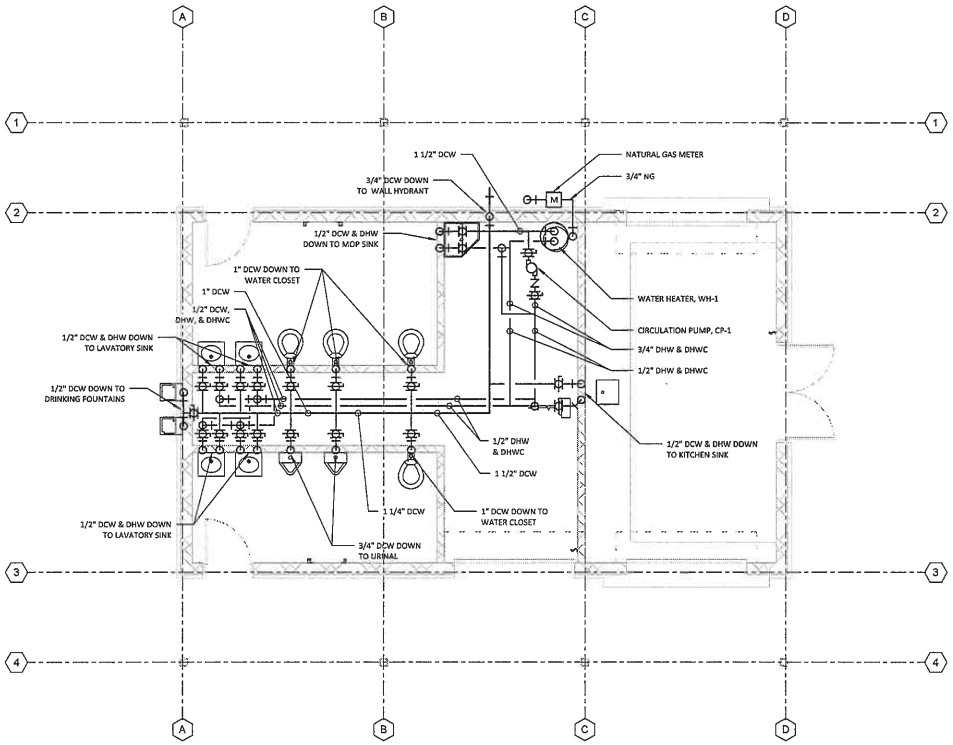
CLIENT NAME: WBCS
PROJECT MANAGER: BOELK
PROJECT NO.: 18-0093
SHEET NUMBER: P100
SHEET NAME: PLUMBING PLAN



1ST FLOOR PLUMBING - DOMESTIC (1 / P101)
1/4" = 1'-0"

EXPANSION TANK SCHEDULE

PLAN MARK	LOCATION	SYSTEM	TANK TYPE (i.e. BLADDER, DIAPHRAGM)	APPROX. SYSTEM VOLUME (GAL)	INITIAL FILL PRESSURE	MAX. WORKING PRESSURE	TANK VOLUME	MAX ACCEPTANCE VOLUME	TANK SIZE: HEIGHT X DIA.	PIPE SIZE TO TANK	MANUFACTURER/ MODEL	REMARKS
ET-1	MECHANICAL ROOM	DOMESTIC WATER	DIAPHRAGM	NA	10 PSIG	150 PSIG	3.5 GAL	2.4 GAL	14" X 10"Ø	¾" NPTF	WESSELS COMPANY EXPANSION TANK MODEL TTA-5	

GAS-FIRED WATER HEATER SCHEDULE

PLAN MARK	GALLONS	HEATING INPUT (BTUH)	FIRST HR RATING (GAL.)	RECOVERY RATE (GPH @ 100°F RISE)	ELECTRICAL			ENERGY FACTOR	MANUFACTURER/ MODEL	REMARKS
					AMP	VOLTAGE	PHASE			
WH-1	50	76,000	118	83	<5	120	1	--	A.O. SMITH CYCLONE HE MODEL BTX-80	LOCATED IN MECHANICAL/STORAGE ROOM G10

1. WATER HEATER SHALL BE INSTALLED WITH DRAIN PAN UNDERNEATH. DRAIN PAN SHALL HAVE DRAIN ROUTED TO NEAREST DRAIN.
2. 1" SUPPLY LINE CONNECTIONS.
3. FIRST HOUR RATING CALCULATED USING CALEFFI DESIGN, AND SPACE REQUIRES FIRST HOUR RATING OF 118 GALLONS.
4. EXPANSION TANK REQUIRED ON DOMESTIC COLD WATER INLET.
5. ELECTRICAL CHARACTERISTICS: 120 VOLT, 60 HZ, <5 AMPS.

DOMESTIC HOT WATER RECIRCULATING PUMP SCHEDULE

PLAN MARK	FLOW RATE (GPM)	HEAD (FT.)	ELECTRICAL			MOUNT TYPE	MANUFACTURER/ MODEL	NOTES
			HP	VOLTAGE	PHASE			
CP-1	4.0	10	1/12	120	1	INLINE	BELL & GOSSETT SERIES PL BRONZE BOOSTER PUMP MODEL PL-30	

1. CP-1 SHALL BE BRONZE FOR USE IN POTABLE WATER SYSTEM.

ENGINEER:
AXIOM CONSULTANTS
60 EAST COURT STREET, IOWA CITY, IA 52240

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WBCS

PROJECT MANAGER:
BOELK

PROJECT NO.:
18-0093

SHEET NUMBER
P101

SHEET NAME:
PLUMBING PLAN

MECHANICAL SYMBOLS & ABBREVIATIONS

	AIRFLOW DIRECTION		DUCT SECTION (RETURN)		FLEXIBLE DUCT CONNECTION
20 x 12	DUCT SIZE: (1ST FIGURE, SIDE SHOWN. 2ND FIGURE, SIDE NOT SHOWN)		DUCT SECTION (EXHAUST)		FLEXIBLE DUCT
	ACOUSTICAL LINING DUCT		SUPPLY DIFFUSER	BDD	BACKDRAFT DAMPER
R	RETURN DUCT BRANCH WITH BOOT CONNECTION		EXHAUST GRILLE	FD/SD	FIRE DAMPER (FD); SMOKE DAMPER (SD); COMBINATION FIRE/SMOKE DAMPER (FD/SD)
S	SUPPLY DUCT BRANCH WITH BOOT CONNECTION		RETURN GRILLE	T	THERMOSTAT
A 3xA	STANDARD DUCT TRANSITION		RECTANGULAR DUCT ELBOW WITH TURNING VANES	H	HUMIDISTAT
R	INCLINED RISE (R) OR DROP (D) ARROW IN DIRECTION OF AIRFLOW		RECTANGULAR DUCT ELBOW WITH RADIUS THROAT	SD	SMOKE DETECTOR
	VOLUME DAMPER		RECTANGULAR DUCT 45° ELBOW	CO_2	CARBON DIOXIDE (CO2) SENSOR
	HIDDEN DUCT (DASHED); DUCT ROUTED OVER ANOTHER DUCT		ROUND (SPIRAL/OVAL) DUCT ELBOW		PIPE TURN (90° UP) PIPE TURN (90° DOWN)
	DUCT SECTION (SUPPLY)		ROUND (SPIRAL/OVAL) DUCT 45° ELBOW		CONNECT TO EXISTING
SA	SUPPLY AIR	CD	CEILING DIFFUSER (SUPPLY AIR DIFFUSER)	RL	REFRIGERANT LIQUID
RA	RETURN AIR	RG	RETURN GRILLE/REGISTER	RG	REFRIGERANT GAS (VAPOR) (SUCTION)
EA	EXHAUST AIR	EG	EXHAUST GRILLE/REGISTER	EF	EXHAUST FAN
OA	OUTSIDE AIR	TG	TRANSFER GRILLE (DOOR TRANSFER GRILLE)	F	FURNACE
MA	MIXED AIR	CFM	CUBIC FEET PER MINUTE	CC	COOLING COIL
A.F.F.	ABOVE FINISHED FLOOR	AP	ACCESS PANEL	CU	CONDENSING UNIT

(*) NOT ALL SYMBOLS & ABBREVIATIONS MAY BE USED IN SCOPE OF PROJECT

PIPING SYMBOLS

	PRESSURE REGULATING VALVE		STRAINER
	GATE VALVE		PIPE GUIDE
	GLOBE VALVE		PIPE ANCHOR
	PLUG VALVE		STEAM DRIP ASSEMBLY
	ANGLE GATE VALVE	E	EXPANSION COMPENSATOR
	ANGLE GLOBE VALVE		FLEXIBLE PIPE CONNECTION
	BALL VALVE		CIRCUIT SETTER
	BUTTERFLY VALVE		GAUGE ADAPTOR
	SOLENOID VALVE		PRESSURE GAUGE
	AUTOMATIC CONTROL VALVE		THERMOMETER
	THREE-WAY AUTOMATIC CONTROL VALVE		CHECK VALVE
	PRESSURE REDUCING VALVE		CAP

(*) NOT ALL SYMBOLS & ABBREVIATIONS MAY BE USED IN SCOPE OF PROJECT

PLUMBING SYMBOLS & ABBREVIATIONS

	WATER HAMMER ARRESTOR		FLOOR DRAIN
	MANUAL AIR VENT		FLOOR SINK
	AUTOMATIC AIR VENT		WALL MOUNT CLEANOUT (WMCO)
	VACUUM BREAKER		FLOOR MOUNT CLEANOUT (FMCO)
M	WATER METER		BI-DIRECTIONAL CLEANOUT
M	GAS METER		HOSE BIBB (HB)
	BACKFLOW PREVENTER		WALL HYDRANT
	GAS COCK		PIPE TURN (90° UP) PIPE TURN (90° DOWN)
	CIRCUIT SETTER	FS	FLOW SWITCH
	BALANCING VALVE		DIRECTION OF PITCH
DCW	DOMESTIC COLD WATER	NG	NATURAL GAS
DHW	DOMESTIC HOT WATER	CD	CONDENSATE DRAIN
DHWC	DOMESTIC HOT WATER RECIRC	V	SANITARY VENT
W	SANITARY WASTE	ST	STORM
A	COMPRESSED AIR	VAC	VACUUM
O	OXYGEN	I.E.	INVERT ELEVATION

(*) NOT ALL SYMBOLS & ABBREVIATIONS MAY BE USED IN SCOPE OF PROJECT

HVAC GENERAL NOTES:

1. ALL DUCTWORK IS SHOWN IN SCHEMATIC FORM. NOT ALL DUCT RISES AND DROPS ARE SHOWN, PROVIDE OFFSETS AS REQUIRED TO MEET SPACE REQUIREMENTS AND TO AVOID INTERFERENCE WITH OTHER TRADES. EXACT LOCATION OF THE DUCTWORK MAY VARY ACCORDING TO THE COORDINATED SPACE REQUIREMENTS. EACH TRADE SHALL BE TOTALLY RESPONSIBLE FOR COORDINATION WITH OTHER TRADES.
2. DIFFUSERS, REGISTERS AND GRILLE LOCATIONS SHALL BE COORDINATED WITH LOCATIONS OF LIGHTS, SPRINKLER HEADS, EXIST LIGHTS, ETC.
3. DIFFUSERS WITH NO SHADING INDICATE THROW SHALL BE 4-WAY.
4. DIFFUSER, GRILLE AND REGISTER NOMENCLATURE AS FOLLOWS
   CD DIFFUSER, GRILLE OR REGISTER TYPE (CD = CEILING DIFFUSER)
   1224 NECK & FACE DIMENSIONS (12"Ø x 24"X24" FACE)
   500 AIRFLOW RATE IN CUBIC FEET PER MINUTE (CFM)
5. PROVIDE RIGID METAL DUCT, WITH NO EXCEPTION, WHERE FIRE WALLS AND/OR SMOKE WALLS ARE PENETRATED.
6. FIRE DAMPERS SHALL BE INSTALLED AS REQUIRED IN ALL DUCTS PENETRATING FIRE RATED WALLS AS INDICATED ON ARCHITECTURAL PLANS.
7. MECHANICAL CONTRACTOR SHALL VERIFY LOCATION OF ALL PENETRATIONS FOR EXHAUST DUCT, VENT & COMBUSTION AIR INTAKES WITH ARCHITECT & OWNER PRIOR TO INSTALLATION.
8. MANUAL VOLUME DAMPERS SHALL BE PROVIDED ON ALL SUPPLY, RETURN AND EXHAUST BRANCH DUCTS.
9. ALL DUCTWORK, UNLESS OTHERWISE NOTED, SHALL BE 1/2" PRESSURE CLASS PER SMACNA.
10. SUPPORT ALL DUCTWORK IN ACCORDANCE WITH 2015 INTERNATIONAL MECHANICAL CODE, IMC 2015. ANY SUSPENDED MATERIALS SHALL BE DIRECTLY SUPPORTED BY THE BUILDING STRUCTURE.
11. ALL EQUIPMENT AND MATERIALS TO BE NEW CONSTRUCTION UNLESS OTHERWISE CALLED OUT ON PLANS.
12. ALL DUCTWORK INSTALLED IN UNCONDITIONED SPACE MUST BE INSULATED PER IECC 2012 REQUIREMENTS. CONCEALED DUCTWORK MAY BE EXTERNALLY INSULATED WITH FIBER BOARD OR BLANKET OR MAY BE INTERNALLY INSULATED WITH ACOUSTICAL DUCT LINING.
13. ALL EXPOSED SPIRAL DUCTWORK DOES NOT REQUIRE INSULATION, UNLESS OTHERWISE NOTED.
14. ALL MAIN DUCTWORK SHALL BE GALVANIZED SHEET METAL CONSTRUCTED IN ACCORDANCE WITH SMACNA STANDARDS, RUNOUTS FROM MAIN/BRANCH DUCTS MAY BE FLEXIBLE DUCT CONFORMING TO THE REQUIREMENTS OF UL 181 FOR CLASS 1 FLEXIBLE AIR DUCTS. MAXIMUM LENGTH OF FLEXIBLE DUCT PER RUNOUT TO BE 5'0", UNLESS OTHERWISE NOTED.
15. EXTENTS OF DEMOLITION OF EXISTING MATERIALS SHOWN AS ////////
16. SYMBOL DENOTES WHERE NEW MATERIALS/EQUIPMENT CONNECTS TO EXISTING SYSTEM(S).

GENERAL PIPING NOTES:

1. VERIFY EXACT SIZE AND LOCATION OF EXISTING UTILITIES BEFORE START OF CONSTRUCTION.
2. ALL PIPING IS SHOWN IN SCHEMATIC FORM. ROUTE PIPING AS REQUIRED FOR CLEARANCE WITH STRUCTURAL CONDITIONS. COORDINATE WITH ALL OTHER TRADES AS REQUIRED. PIPING SHALL BE INSTALLED WITH ADEQUATE SLOPE AS REQUIRED FOR EACH PARTICULAR SYSTEM.
3. 3/4" CONDENSATE FROM COOLING COILS SHALL BE ROUTED TO NEAREST FLOOR DRAIN.
4. SEAL ALL PENETRATION OF RATED WALLS, CEILINGS, FLOORS IN ACCORDANCE WITH APPROPRIATE U.L. PENETRATION.
5. PENETRATIONS OF NON-RATED WALLS, PARTITIONS AND FLOOR OF COMBUSTIBLE CONSTRUCTION SHALL BE FIRE-STOPPED WITH MATERIALS EQUIVALENT TO TWO INCHES OF WOOD. FIRE STOPPING SHALL COMPLY WITH ASTM E-814.
6. MECHANICAL CONTRACTOR SHALL VERIFY LOCATION OF ALL PENETRATIONS FOR PLUMBING AND MECHANICAL PIPING WITH ARCHITECT & OWNER PRIOR TO INSTALLATION.
7. SUPPORT ALL PIPING IN ACCORDANCE WITH 2015 INTERNATIONAL MECHANICAL CODE, IMC 2015. ANY SUSPENDED MATERIALS SHALL BE DIRECTLY SUPPORTED BY THE BUILDING STRUCTURE.
8. REFRIGERANT PIPING FOR COOLING COIL SHALL BE INSULATED PER IECC 2012 STANDARDS REFRIGERANT SHALL BE R-410A.
9. CONNECTIONS TO, AND SHUTDOWNS OF, EXISTING SYSTEMS SHALL E COORDINATED WITH OWNER TO ALLOW MINIMUM INTERFERENCE WITH OWNERS OPERATION AND DOWNTIME OF EXISTING SERVICES. CONTRACTOR SHALL SUBMIT TO OWNER FOR REVIEW AND APPROVAL OF THE PROPOSED PHASING PLAN FOR CONNECTING NEW SERVICES TO EXISTING SERVICES.
10. REFER TO DUCTWORK PLANS FOR EXACT LOCATION OF REHEAT COILS, AIR HANDLING UNIT, HUMIDIFIERS, ETC.
11. WALL THERMOSTATS SHALL BE 4'-0" ABOVE FLOOR UNLESS NOTED OTHERWISE.
12. FOR EXACT PIPING CONNECTIONS TO EQUIPMENT, INCLUDING VALVES, TRAPS, AND APPURTENANCE, SEE PIPING DETAIL DRAWINGS.
13. PATCH FLOORS, WALLS, CEILINGS, ETC. TO MATCH EXISTING CONDITIONS WHERE CUTTING IS REQUIRED.
14. CONTROL CONTRACTOR SHALL PROVIDE CONTROL AND POWER FOR ALL COMBINATION FIRE/SMOKE AND SMOKE DAMPERS PROVIDED UNDER DIVISION 23. SEE DUCTWORK DRAWINGS FOR LOCATIONS.
15. EXTENTS OF DEMOLITION OF EXISTING MATERIALS SHOWN AS ////////
16. SYMBOL DENOTES WHERE NEW MATERIALS/EQUIPMENT CONNECTS TO EXISTING SYSTEM(S)

GENERAL PLUMBING NOTES:

1. VERIFY EXACT SIZE AND LOCATION OF EXISTING UTILITIES BEFORE START OF CONSTRUCTION.
2. ALL PIPING IS SHOWN IN SCHEMATIC FORM. ROUTE PIPING AS REQUIRED FOR CLEARANCE WITH STRUCTURAL CONDITIONS. COORDINATE WITH ALL OTHER TRADES AS REQUIRED. PIPING SHALL BE INSTALLED WITH ADEQUATE SLOPE AS REQUIRED FOR EACH PARTICULAR SYSTEM.
3. ALL SANITARY WASTE AND VENT PIPING SHALL BE INSTALLED WITH 1/4 INCH PER FOOT SLOPE, UNLESS OTHERWISE NOTED.
4. PROVIDE CLEANOUT AT UPPER TERMINAL OF HORIZONTAL DRAINAGE PIPING, AT THE BASE OF ALL WASTE STACKS, AT EACH SANITARY SEWER RUN MORE THAN 100 FEET IN TOTAL DEVELOPED LENGTH, AND FOR EACH AGGREGATE HORIZONTAL CHANGE IN DIRECTION EXCEEDING 135 DEGREES. CLEANOUTS SHALL BE INSTALLED IN READILY ACCESSIBLE LOCATIONS.
5. SEAL ALL PENETRATION OF FIRE-RATED WALLS, CEILINGS, FLOORS IN ACCORDANCE WITH APPROPRIATE U.L. PENETRATION.
6. PENETRATIONS OF NON-RATED WALLS, PARTITIONS AND FLOOR OF COMBUSTIBLE CONSTRUCTION SHALL BE FIRE-STOPPED WITH MATERIALS EQUIVALENT TO TWO INCHES OF WOOD. FIRE STOPPING SHALL COMPLY WITH ASTM E-814.
7. PENETRATIONS OF ALL EXTERIOR WALLS, FLOORS AND CEILINGS SHALL BE SEALED IN AN AIR TIGHT MANNER AND IN ACCORDANCE WITH REQUIREMENTS BY IOWA STATE CODE.
8. CONTRACTOR SHALL VERIFY LOCATION OF ALL PENETRATIONS FOR PLUMBING PIPING WITH ARCHITECT & OWNER PRIOR TO INSTALLATION.
9. SUPPORT ALL PIPING IN ACCORDANCE WITH 2015 UNIFORM PLUMBING CODE, UPC 2015. ANY SUSPENDED MATERIALS SHALL BE DIRECTLY SUPPORTED BY THE BUILDING STRUCTURE.
10. CONNECTIONS TO, AND SHUTDOWNS OF, EXISTING SYSTEMS SHALL E COORDINATED WITH OWNER TO ALLOW MINIMUM INTERFERENCE WITH OWNERS OPERATION AND DOWNTIME OF EXISTING SERVICES. CONTRACTOR SHALL SUBMIT TO OWNER FOR REVIEW AND APPROVAL OF THE PROPOSED PHASING PLAN FOR CONNECTING NEW SERVICES TO EXISTING SERVICES.
11. PROVIDE SHUT-OFF VALVES ON THE FIXTURE SUPPLY PIPING TO EACH PLUMBING FIXTURE, APPLIANCE OR EQUIPMENT. VALVES NOT DIRECTLY AT FIXTURE SHALL BE LABELED INDICATING PLUMBING FIXTURE SERVED.
12. PROVIDE ACCESS DOORS FOR ALL VALVES AND DEVICES REQUIRING ACCESS WHEN LOCATED IN WALLS OR ABOVE INACCESSIBLE CEILING ASSEMBLIES.
13. PROVIDE VACUUM BREAKERS FOR ALL FIXTURES TO WHICH HOSES MAY BE ATTACHED. VACUUM BREAKERS SHALL BE PERMANENTLY ATTACHED.
14. PROVIDE WATER HAMMER ARRESTORS ON ALL WATER DISTRIBUTION PIPING SERVING EQUIPMENT OR FIXTURES WITH QUICK CLOSING VALVES, SUCH AS FLUSH VALVES, AND WASHING MACHINES.
15. ALL PLUMBING PIPING INSTALLATION SHALL RUN CONTINUOUSLY THROUGH FLOORS, WALLS AND PARTITIONS.
16. PROVIDE MANUAL SHUT-OFF VALVE FOR NATURAL GAS PIPING, IN AN ACCESSIBLE LOCATION.
17. PROVIDE DIRT LEG IN NATURAL GAS PIPING CONNECTION TO EQUIPMENT. REFER TO DETAIL.
18. FOR EXACT PIPING CONNECTIONS TO EQUIPMENT, INCLUDING VALVES, TRAPS, AND APPURTENANCE, SEE PIPING DETAIL DRAWINGS.
19. PATCH FLOORS, WALLS, CEILINGS, ETC. TO MATCH EXISTING CONDITIONS WHERE CUTTING IS REQUIRED.
20. EXTENTS OF DEMOLITION OF EXISTING MATERIALS SHOWN AS ////////
21. SYMBOL DENOTES WHERE NEW MATERIALS/EQUIPMENT CONNECTS TO EXISTING SYSTEM(S).

ENGINEER:
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60 EAST COURT STREET, IOWA CITY, IA 52240

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PROJECT NAME: WEST BRANCH COMMUNITY SCHOOLS CONCESSION STAND
CLIENT NAME: WBCS

SHEET NAME: M & P GENERAL NOTES
SHEET NUMBER: MP000 | PROJECT NO.: 18-0093 | PROJECT MANAGER: BOELK