

Live-Work - THE PENINSULA NEIGHBORHOOD

Iowa City, Iowa

LOT #117-LIVE-WORK BUILDING
FOR CONSTRUCTION PLAN SET - APRIL 4, 2014
with revisions to coordinate AS-BUILT Unit 3 + Unit 4 - JUNE 23, 2015

SITE LOCATION MAP



GENERAL CONDITIONS

01. PROJECT CODES
- The architectural plans and specifications are intended to be consistent with the following codes, as may be applicable (collectively, the "Project Codes"):
- 2009 INTERNATIONAL BUILDING CODE
as Adopted by the City of Iowa City
02. BUILDING OFFICIAL
- The Building Official is hereby requested (a) to confirm that these plans are consistent with the applicable Project Codes, and (b) to return a noted set of plans to the Applicant upon issuance of any permit, and (c) to promptly notify the Architect and the Applicant if these plans and specifications are suspected (or determined) to be inconsistent with the applicable Project Codes.
03. SCOPE
- It is beyond the scope of the architectural plans and specifications to incorporate the full text of the applicable Project Codes and to otherwise detail every condition and/or aspect thereof. All persons, entities, contractors, trades, product suppliers, or others using and/or relying on these plans and specifications are encouraged to review and familiarize themselves with the Project Codes, and all such parties are directed to resolve any code question regarding these plans in favor of the applicable Project Codes.
04. NOTES AND SPECIFICATIONS
- All notes and specifications contained herein, on the specifications sheet A 001, and/or on any other individual sheet, shall apply to all the architectural sheets listed in the sheet index on sheet A 000.
05. CONFLICTING NOTATIONS
- If any general notation conflicts with any detail notation or note on a plan or elevation, then the strictest shall apply. Confirm all conflict resolutions with the on site supervisor, the Architect and Structural Engineer.
06. SAFETY REQUIREMENTS
- The safety code requirements of OSHA shall be determined and provided the by the Building Company and/or the General Contractor. These safety code requirements shall be enforced by the On-Site Supervisor and shall apply to all persons entering and/or working on the site. The Architect and the Architect's Consultants assume no responsibility for the absence, presence, or adequacy of any safety program, precaution and/or equipment.
07. TEMPORARY STRUCTURAL BRACING
- Temporary bracing, guying, and/or tie-downs of the structure shall be determined, provided, and maintained by the erector, sub-contractor and/or the General Contractor and shall be monitored by the On-Site Supervisor. The Architect and the Architect's Consultants assume no responsibility for the absence, presence, or adequacy of any temporary bracing, guying, and/or tie-downs. All existing structures and/or new work in place that may be affected by the construction shall be adequately protected and/or braced as necessary to prevent any damage or settlement.
08. CONSULTANT DOCUMENTATION
- The architectural plans and specifications may be supplemented with additional documentation provided by bidders/contractors and/or the Owner's consultants. Any additional consultant documentation (collectively, the "Consultant Documentation") shall be the sole responsibility of the consultant preparing the documentation, and when professional certification of performance criteria of materials, systems or equipment is required, the Architect shall be entitled to rely upon the accuracy, completeness, and authenticity of such calculations and certifications.
- The Architect may review and approve or take other appropriate action upon submittals such as Shop Drawings, Product Data and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the architectural plans and specifications. The Architect's review of such submittals is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, all of which remain the responsibility of the Contractor. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component nor shall it constitute approval of any safety precautions, construction means, methods, techniques, sequences or procedures.

SHEET INDEX	
A-000	TITLE SHEET
A-001	SPECIFICATIONS
A-100	FOUNDATION PLAN
A-101	FIRST FLOOR PLAN
A-102	SECOND FLOOR PLAN
A-103	THIRD FLOOR PLAN
A-200	NORTH & WEST ELEVATIONS
A-201	SOUTH & COURT-YARD ELEVATIONS
A-202	EAST ELEVATIONS
A-300	BUILDING SECTIONS
A-301	BUILDING SECTION
A-302	STAIR SECTIONS
A-303	STAIR SECTION
A-400	ACCESSIBILITY DETAILS
A-500	WALL SECTION DETAILS
A-510	FIRE RATED WALL SECTION DETAILS

PROJECT
THE PENINSULA NEIGHBORHOOD LIVE-WORKS
LOT #117 - (4) UNIT BLDG.

CLIENT
THE PENINSULA DEVELOPMENT CORP., LLC
1188 Foster Road
Iowa City, IA 52245

CLIENT REPRESENTATIVE
Patrick Stewart

THE PENINSULA NEIGHBORHOOD



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ISSUED FOR	DATE
CLIENT & PNARB REVIEW	02.28.2011
CLIENT REVIEW	01.20.2014
PNARB, BIDDING & PERMITS	02.04.2014
REVISED PERMITS	02.26.2014
REVISED PERMITS	03.14.2014
REVISED PERMITS	03.18.2014
FOR CONSTRUCTION	04.04.2014
rev. french+egress door-unit 3	05.15.2014
rev. mezz.+bonus rm-unit 3	05.28.2015
rev. bonus rm-unit 3-res. use	06.03.2015
rev. AS-BUILT-Units 3 and 4	06.23.2015

SCALE
DO NOT SCALE DRAWINGS
USE FIGURED DIMENSIONS ONLY
REDUCED SIZE REPRODUCTIONS MAY HAVE ALTERED THE SCALE AS NOTED ON THE DOCUMENTS HEREIN.

SHEET TITLE
TITLE SHEET

PROJECT NUMBER
2010-0118

SHEET NUMBER

A-000

STRUCTURAL NOTES	
01. SOIL BEARING REQUIREMENTS	<div>A. All top soil, organic and vegetative material should be removed prior to construction. Any required fill shall be clean, granular material compacted to at least 95% of maximum dry density as determined by ASTM D-1557.</div> <div>B. Foundations bearing on existing soils are designed for a minimum allowable soil bearing capacity of 2000 PSF, u.n.o.. The allowable soil bearing capacity must be verified by a registered soils engineer prior to the start of construction and is the responsibility of the owner or contractor.</div> <div>C. Notify the Engineer/Architect if the allowable soil bearing capacity is less than 2000 PSF so that the foundations can be redesigned for the new allowable bearing capacity.</div>
02. DESIGN CRITERIA	<div>DESIGN LOADING</div> <div>Floor Loading: Live Load = 30 PSF (Second Floor Sleeping Rooms) Live Load = 40 PSF (All other Floors) Dead Load w/Carpet = 10 PSF (Second Floor) Dead Load w/Carpet = 15 PSF (First Floor) Dead Load Tile = 20 PSF</div> <div>Balcony Loading: Live Load = 60 PSF (Balconies are cantilevered and supported without posts)</div> <div>Deck Loading: Live Load = 40 PSF (Decks are supported by the building and posts on the opposite side)</div> <div>Roof Loading: Live Load = 30 PSF Dead Load = 17 PSF</div> <div>Deflection: Floors and Ceilings = L/360 Other Structural Members = L/240</div> <div>Engineering: Structural elements shall be designed in accordance with accepted engineering practice and shall be compatible the performance of the conventional frame wood system shown herein.</div> <div>CLIMATIC and GEOGRAPHIC DESIGN CRITERIA</div> <div>Seismic: Seismic Design Criteria = B</div> <div>Snow: Ground Snow Load = 25 PSF</div> <div>Wind: Basic Wind Speed = 90 MPH Wind Load Importance Factor I = 1 Wind Exposure Category = B (Partially Exposed) (per structural engineer)</div> <div>Climate: Weathering = Severe Frost Line Depth = 42 inches Termite = Slight to Moderate Decay = None to Slight Winter Design Temperature = 6-degrees Fahrenheit</div>
03. CONCRETE SPECIFICATIONS	<div>A. Concrete work shall conform to the requirements of ACI 301-10, "Specifications for Structural Concrete for Buildings", except as modified by supplemental requirements.</div> <div>B. Concrete shall have a minimum of 3000 PSI, 28 day compressive strength, unless noted otherwise (u.n.o.), (517 lbs. of cement per cubic yard minimum (5.5 sacks) & a water/cement ratio not to exceed 6 gallons per sack). Exterior concrete slabs shall have a minimum of 4000 PSI, 28 day compressive strength, and 4% air entrainment.</div> <div>C. The use of additives such as Fly Ash or Calcium Chloride is not allowed without prior review from the Engineer.</div> <div>D. The concrete contractor shall submit the design mix of each type for review by the Engineer and Architect prior to placement.</div>
04. REINFORCING STEEL SPECIFICATIONS	<div>A. Reinforcing bars, dowels, and ties shall conform to ASTM-615 GRADE 60 requirements and shall be free of rust, dirt and mud.</div> <div>B. Welded wire fabric shall conform to ASTM A-185 and be positioned at the mid height of slabs, u.n.o.</div> <div>C. Reinforcing shall be placed and securely tied in place sufficiently ahead of placing of concrete to allow inspection and correction, if necessary, without delaying the concrete placement.</div> <div>D. Extend reinforcing bars a minimum of 36" around corners and lap bars at splices a minimum of 28", u.n.o.</div> <div>E. Welding of reinforcing steel is not allowed.</div>
05. STRUCTURAL STEEL SPECIFICATIONS	<div>A. Structural steel shapes, plates, bars, etc. are to be ASTM A-36, except wide flange shapes shall be ASTM A992, Grade 50 (unless noted otherwise) designed and constructed per the ANSI/AISC 360-05 "Specifications for Structural Steel Buildings", and the 13th edition of the AISC "Steel Construction Manual".</div> <div>B. Steel pipe columns shall be ASTM A-53, Grade B, Fy=35 ksi. Structural tubing shall be ASTM A500, Grade B, Fy=46 ksi.</div> <div>C. Welded connections shall conform to the AWS D1.1-04 "Structural Welding Code - Steel", and shall utilize E70XX electrodes unless noted otherwise.</div> <div>D. Bolted connections shall utilize ASTM A-325 bolts tightened to a "snug tight" condition (unless noted otherwise).</div> <div>E. The steel fabricator shall submit shop drawings for review by the Engineer and Architect prior to fabrication. Allow 10 working days minimum for each stage of the review process.</div> <div>F. The steel erector is solely responsible for the design and installation of temporary guys, braces, falsework, cribbing and other elements required for the safe and proper installation of all building elements until the structure is</div>
06. MASONRY SPECIFICATIONS	<div>A. Masonry work shall be in accordance with ACI 530-05, "Building Code Requirements for Masonry Structures", and ACI 530.1-05, "Specifications for Masonry Structures." Concrete masonry units shall conform to ASTM C-90, Grade N, Type I for hollow concrete masonry units, and ASTM C145, Grade N, Type I for solid concrete masonry units. Brick shall meet the latest revisions of ASTM C216, Grade SW.</div> <div>B. Concrete masonry units shall have a minimum net area compressive strength of 1900 PSI.</div> <div>C. Mortar shall conform to ASTM C270, Type M or S, minimum compressive strength f'c=1800 PSI at 28 days.</div> <div>D. Grout shall conform to ASTM C476 with a minimum compressive strength of 2000 PSI.</div> <div>E. Expansion joints for brick masonry shall be placed at 20' to 30' o.c. maximum.</div> <div>F. Control joints for concrete masonry shall be placed at 24' o.c. maximum, unless noted otherwise (u.n.o.).</div> <div>G. Concrete block walls shall have "Dur-O-Wal" or equivalent truss-type horizontal reinforcing installed at every other course. Horizontal wire reinforcement shall be # 9 ga. wire with ASTM A641 Galvanized coating unless noted otherwise. Walls with vertical reinforcement shall have only "Ladder" type reinforcement. Do not extend horizontal reinforcing through control joints.</div> <div>H. Install vertical reinforcing (as noted on plans) in the center of block cores and grout in maximum of four foot heights. Reinforcing steel shall be ASTM 615 Grade 60. Reinforcement splices shall be placed in accordance with ACI 530-05, Section 3.3.3.4.</div> <div>I. Brick work shall have proper ties to the structure, flashing, weepholes, etc., in accordance with the most recent specifications of the Brick Institute of America and the <i>PROJECT CODES</i>.</div> <div>J. The masonry contractor is solely responsible for the design and installation of temporary shoring and falsework required to withstand wind loads and temporary construction loads. Work performed shall be in accordance with OSHA requirements.</div> <div>K. Steel beams bearing on masonry walls shall have a 7 1/2" x 7 1/2" x 3/8" bearing plate with two 1/2" diameter x 6" long headed studs, u.n.o.. The top three courses of block below the bearing shall be grouted solid. Steel lintels supporting masonry from the bottom flange shall have a continuous 5/16" steel plate welded to the bottom flange as required.</div> <div>L. Precast masonry lintels bearing on masonry shall have 8" minimum bearing at each end.</div>
07. WOOD SPECIFICATIONS	<div>A. Wood construction shall be governed by the 5th edition of the AITC Timber Construction Manual and the 2005 edition of the NDS ("National Design Specification for Wood Construction" as published by the American Forest & Paper Association).</div> <div>B. Laminated Veneer Lumber shall have the following structural properties: F_b = 2600 PSI, F_v = 285 PSI, E=1,900,000 PSI, F_c = 750 PSI, unless noted otherwise (u.n.o.).</div> <div>C. Laminated Wood Beams (Glu-Lams) shall be visually graded western species 24F-V8 AITC designation with the following structural properties: Fb=2400 PSI, Fv=165 PSI,E=1,800,000 PSI.</div> <div>D. Studs shall be SPF/STUD (NLGA) or better grade, u.n.o., at 19% maximum moisture content (MC).</div> <div>E. Structural dimension lumber such as headers and joists shall be a minimum of #2 HEM FIR at 19% maximum MC.</div>










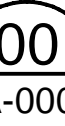
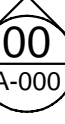
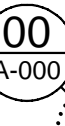
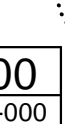
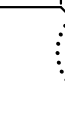








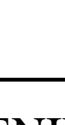









STRUCTURAL NOTES CONTINUED	
F. Posts at concentrated loads shall extend to solid bearing. Repeat posts on lower floors below upper posts (u.n.o.). Block solid below all posts to solid bearing below.	
G. Notching and drilling of structural members is prohibited without prior written consent of the Engineer.	
H. Connections not noted on the drawings shall be made with prefabricated steel hangers sized for the member size and carried load and shall be installed in accordance with the manufacturer's specifications (i.e. A double 2x10 must have a Simpson U-210-2 hanger (or equal) etc.).	
I. All exterior wall and roof sheathing shall be APA "rated sheathing", Exposure 1, with proper span index and installed per APA installation guide requirements (nailing, spacing, blocking, storage, handling and protection, etc...), u.n.o.	
J. Pressure Preservative Treatment	<div>1. All structural lumber in contact with concrete or masonry, or less than 8" above grade, or exposed to weather, shall be pressure preservative treated in accordance with <i>PROJECT CODES</i>.</div> <div>2. Fasteners for pressure preservative treated lumber shall be hot-dipped galvanized or stainless steel.</div> <div>3. Pre-manufactured steel hardware in contact with pressure preservative treated lumber shall be galvanized per manufacturer's requirements.</div>
K. The engineering/architectural plans and specifications do not relieve the contractor from responsibility for following minimum guidelines set forth in the <i>PROJECT CODES</i> (these publications are considered part of the structural specifications).	
08. TEMPORARY CONSTRUCTION SHORING	Engineer/Architect assumes no responsibility for the design or proper installation of temporary building bracing and shoring or the means and methods required to complete this project. The contractor and his engineer are responsible for the design and proper installation of both temporary shoring and bracing required for a safe and structurally sound project. The structural members indicated on these drawings are not self-bracing and shall be considered unstable until attached to the completed structure as indicated by these drawings and specifications. The contractor is responsible for all damages incurred due to improper shoring or bracing during the construction project. Acceptance of the construction project by the contractor is proof of acceptance of the above mentioned items.



GENERAL NOTES	
01. INTERIOR ENVIRONMENT	<div>A. Natural light and ventilation, each habitable room shall be provided with glazing not less than 8% of the floor area and a minimum of 4% of the glazing able to open to the outdoors for ventilation, unless an approved mechanical ventilation system is provided.</div> <div>B. All habitable rooms shall have a heating system capable of maintaining a minimum room temperature of 68 degrees Fahrenheit at a point 3 feet above the floor and 2 feet from exterior walls.</div> <div>C. Bathrooms shall be provided with a minimum of 3 square feet of glazed window, of which 50% shall be able to open, except that artificial illumination and mechanical ventilation may be provided with lighting and ventilation in the amount of 50 CFM intermittent, or 20 CFM continuous, exhausted directly to the outdoors.</div> <div>D. Artificial lighting shall be provided with an average illumination of 6 foot-candles at 30 inches above the floor, stairways shall be illuminated at not less than 1 foot-candles at the center of the treads and at landings.</div>
02. FLAME SPREAD AND SMOKE DENSITY	Wall and ceiling finishes shall have a flame spread classification not greater than 200 and a smoke developed index of not greater than 450. Testing shall be in accordance with ASTM 84.
03. INSULATION	<div>A. The applicant shall provide an ENERGY AUDIT stating the residential units depicted herein will meet or exceed the minimum requirements set forth in the Energy Code of Iowa City, Iowa or the following minimum prescriptive requirements for insulation and fenestration shall be met by the applicant.</div> <div>Exterior Wall: R-Value: R-19 fiberglass batt in 2x6 stud wall</div> <div>Fenestration: U-Factor: 0.35</div> <div>Skylights: U-Factor: 0.60</div> <div>Ceilings: R-Value: R-38</div> <div>Floors: R-Value: R-30 (insulation to fill framing cavity, R-19 minimum)</div> <div>Slabs on Grade: R-Value: R-10</div> <div>B. Insulation materials shall have a flame spread index not to exceed 25 and a smoke developed index not to exceed 450 when tested in accordance with ASTM 84.</div> <div>C. Moisture vapor retarders shall be installed on the "warm-in-winter" side of the thermal envelope.</div>
04. ATTIC VENTILATION	Attic ventilation shall be provided in the ratio of 1 square foot (net) of ventilation per 300 square feet (net) of attic space. 50% of venting shall be from soffit venting, and 50% provided by roof vents placed a minimum of 30 inches above soffit vents.
05. ATTIC ACCESS	A readily accessible opening not less than 22" x 30" shall be provided to any attic space having a clear height of over 30 inches and an area greater than 30 square feet. Attic access shall be located in a corridor, hallway, or other readily accessible location, not in a closet, bathroom, laundry room, mechanical room, or other similar location.
06. DOOR AND EMERGENCY WINDOW EGRESS	<div>A. One entry door into each dwelling unit shall be 3'-0" wide. All other doors shall be a minimum of 2'-0" wide except into spaces less than 10 square feet.</div> <div>B. Emergency Means of Egress from bedrooms shall be provided by a window with a net clear opening of 5.0 square feet (for grade floor bedroom windows only) or 5.7 square feet for second story bedroom windows. The clear opening shall be obtainable through normal operation of the window from the inside. The minimum clear height shall be 24 inches and the minimum clear width shall be 20 inches and maximum sill height shall be 44 inches above the floor.</div> <div>C. All door and window sizes are approximate and must be verified with the door and window manufacturers for rough opening sizes and verification of compliance with the Project Codes indicated herein.</div>
07. SAFETY GLAZING	<div>Safety glazing shall be provided in the following areas:</div> <div>A. Doors and Sidelites, including all Doorwalls and/or French Doors.</div> <div>B. Tub and Shower enclosures and windows over tubs.</div> <div>C. Glazing in Skylights.</div> <div>D. Glazing in windows within 24 inches of a door.</div> <div>E. Glazing in windows meeting all of the following:<div>1. Individual pane of more than 9 square feet.</div><div>2. Bottom edge of glazing less than 18 inches above the floor.</div><div>3. Top edge of glazing more than 36 inches above the floor.</div><div>4. One or more walking surfaces within 36 inches horizontally of the plane of glazing.</div></div> <div>For exceptions and/or additional requirements regarding glazing, refer to the Project Codes noted herein.</div>
08. RADON CONTROL	A passive sub-grade depressurization system shall be installed during construction to control Radon Gas. A minimum 3 inch ABS or PVC pipe with a "T" fitting shall be embedded in the sub-slab aggregate and extend up through all floors and terminate above the roof surface at least 10 feet away from any window or other opening less than 2 feet below the exhaust point. One vent per unit shall be installed where the unit separation wall footing interrupts the aggregate base. The vent pipe shall be accessible and labeled "Radon Reduction System" in the attic space and an electrical power source provided for the installation of an active depressurization system (fan).
09. EXHAUST SYSTEMS	The maximum length of a cloths dryer exhaust duct shall not exceed 25 feet from the dryer location to the exterior wall or roof termination point. The maximum length of duct shall be reduced 2.5 feet for each 45-degree bend and 6 feet for each 90-degree bend. The maximum length of exhaust duct does not include the transition duct.
10. SMOKE DETECTORS and CARBON MONOXIDE DETECTORS	Smoke detectors shall be installed in all sleeping rooms and in the immediate "hall" area outside of the sleeping room(s). All smoke detectors shall be "hard-wired" to the electrical system and have battery back-up power source. A minimum of one smoke detector shall be placed on each floor. Carbon Monoxide detectors shall be installed in the immediate vicinity outside of all sleeping rooms.
11. GROUND-FAULT and ARC-FAULT PROTECTION	<div>Ground fault circuit interrupters (GFI) are required for electrical safety in all bathrooms, kitchens, basements, garages, and outdoor receptacles.</div> <div>Arc fault circuit interrupters are required for each branch circuit in bedrooms.</div>

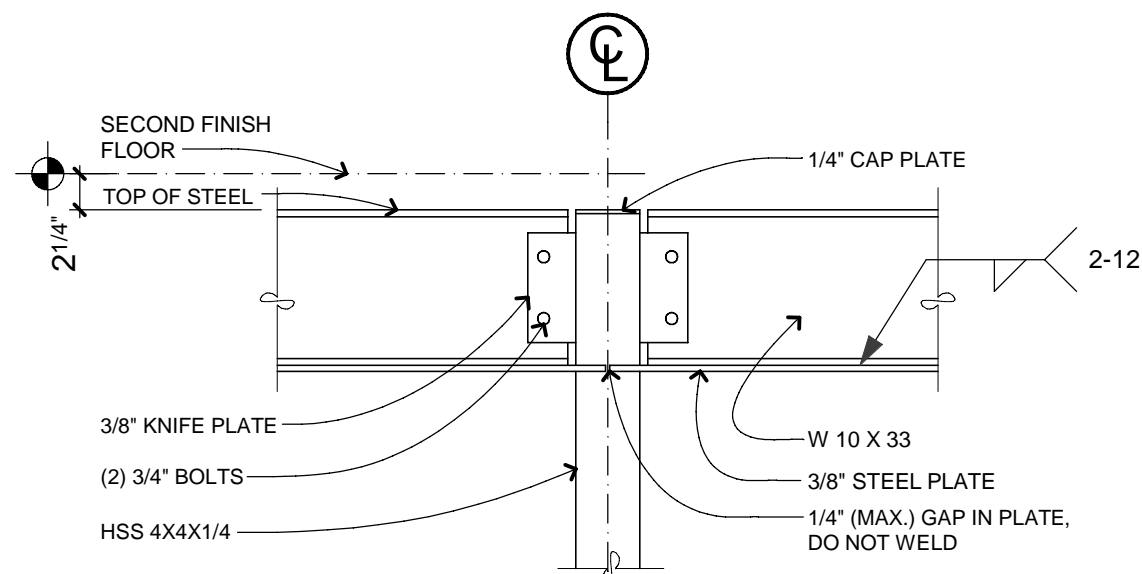
CODE COMPLIANCE SUMMARY	
01. USE and SEPARATIONS	<div>Separated Mixed-Uses</div> <div>(4) Residential Units: R-2 Use Group</div> <div>(4) Neighborhood Commercial Units: B Business Use Group</div>
02. FIRE RESISTANT CONSTRUCTION	<div>Fire Resistant Rating of separation walls between Units = 1-hr.</div> <div>Fire Resistant Rating of horizontal separations required between R-2 and B Uses = 1-hr.</div>
03. FIRE PROTECTION	<div>Fire Suppression of B Use Group Areas shall be NFPA 13.</div> <div>Fire Suppression of R-2 Use Group Areas shall be NFPA 13R.</div> <div>Attic area to be separated at each unit and is NOT suppressed.</div> <div>See Fire protection plans and specifications by others.</div>
04. OCCUPANT LOAD and EGRESS	<div>Each residential unit shall have at least one 36" wide entry door and emergency window egress from all sleeping rooms per the IRC.</div> <div>Egress capacity for the commercial units or "work area" shall be based on the occupant load for the function served (per Table 1004.1.1 of the IBC) and be reviewed and determined at the time the function and/or use of the work area is permitted. 36" wide doors provided throughout commercial units.</div>
06. VERTICAL OPENINGS	Openings between floors (stairwells) are permitted within a residential unit without enclosures except that a residential garage shall be separated from the living space by a 20 minute door and a 1-hr. wall. B Use Group areas shall be separated from the residential stairwells with 1-hr. fire rated doors, walls and ceilings as applicable, see floor plans.
07. ACCESSIBILITY	Accessibility is required in the Commercial Units used for non-residential purposes, see sheet A-400. Multi-story dwelling units without elevator service are not required to be accessible per Section 1107.7.2 of the IBC.
08. ENERGY CONSERVATION	All Units shall comply with the Energy Code of Iowa City. See General Notes for prescriptive insulation requirements and/or Compliance worksheet(s) prepared by others.
09. STRUCTURAL	The structural live loads and other design criteria are listed in the Structural Notes, Sheet A-001.

BIDDING SPECIFICATIONS

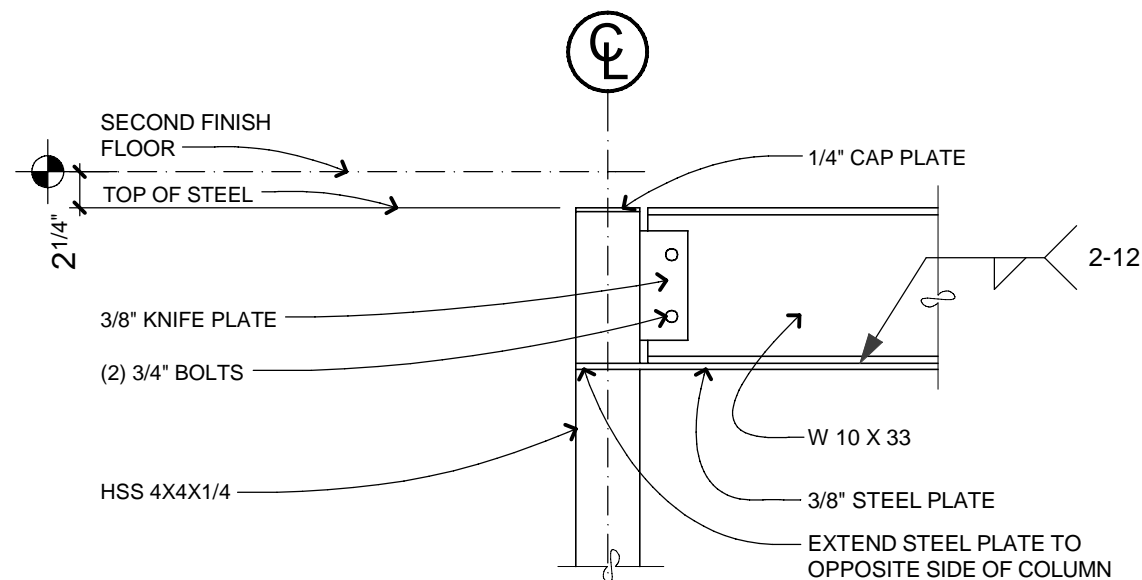
01. ARCHITECTURAL DRAWINGS	<div>The architectural drawings are intended to show the general scope and arrangement of spaces, design features, and note the extent of the work and are partly diagrammatic. The drawings are not intended to be scaled for measurements or estimating material quantities, use figured dimensions only. The drawings are not intended to replace detailed shop drawings, manufacturers installation instructions, and on site supervision, as required and/or referenced herein.</div> <div>In the case of an inconsistency between drawings and specifications, or between plans and details, the greater quantity and better quality shall be bid. The architectural drawings contemplate a finished work of the character and quality described, implied, or reasonably inferred by them. All sub-bidders are responsible for verifying all applicable requirements/conditions, and to coordinate with the work of others with the Client and/or the Prime Bidder as may be applicable. All sub-bidders agree that minor discrepancies or the failure to include repeated details and/or notations provided in one area and not in another, shall not be cause for a claim for additional charges.</div> <div>Correspondence regarding questions and interpretations from sub-bidders shall be in writing and directed through the Client and/or the Prime Bidder as may be directed by the Client. Architect shall correspond only with the Client and shall issue written responses, if any, to the Client for distribution to the Prime Bidder and/or sub-bidders. Any discrepancies, conflicts, and/or errors or omissions in the drawings and specifications shall be reported to the Prime Bidder and Client in order to notify the Architect. Architect, shall at its sole discretion, determine if an addendum need be issued.</div> <div>All bidders and sub-contractors shall be responsible for providing a firm bid that includes sufficient allowance to make their portion of the work complete and operable, fitting with the work of other contractors, and the Client and in compliance with the Performance Requirements below.</div>
02. PERFORMANCE REQUIREMENTS	<div>All work shall be completed and installed in accordance with the applicable Project Codes and/or the latest accepted Residential Construction Performance Guidelines by the NAHB as applicable.</div> <div>All work and materials provided shall be designed and/or approved as may be applicable for the intended purpose and location of installation and shall accommodate without damage or failure, the weathering conditions and seasonal temperature cycles of the area.</div> <div>Moisture entering, or condensation occurring in any material and/or assembly shall be directed to the exterior.</div>
03. QUALITY ASSURANCE	<div>Materials shall be obtained from reputable and experienced manufacturers of products that provide warranties to the Client. Sample warranty(s) shall be submitted with the bid.</div> <div>To ensure functionality, compatibility, and consistency in color, appearance, and installation, products shall be coordinated through a single source manufacturer where practical. Client reserves the right to accept or reject any proposed product and/or bidder and request a specific product or manufacturer to be re-bid.</div> <div>All products shall meet or exceed the requirements and standards of the Project Codes and Performance Guidelines noted herein.</div>
04. INSTALLATION OF EQUIPMENT and PRE-FAB UNITS	<div>The installation of equipment and pre-fab units such as, but not limited to: fireplaces, chimneys, mechanical and electrical equipment/accessories, and appliances shall be in accordance with manufacturer's specifications and applicable Project Codes. All pre-fab units, equipment, and appliances shall be new and in perfect condition when installed and put into service and shall be tested and bear the label of an approved testing agency such as, but not limited to: (UL) Underwriters Laboratory or as otherwise approved by the Project Codes.</div>
05. PRODUCT HANDLING	The delivery, storage, and handling of all products and/or materials shall be coordinated through the Client and the Clients General Contractor and shall be the responsibility of the sub-contractors unless otherwise stated in the bid.
06. SUBMITTALS	<div>Sub-bidders shall provide the following submittals as applicable to the product(s) material(s) and/or system(s) included in the bid:</div> <div>1. Product Data, including material descriptions, dimensions, and profiles</div> <div>2. Shop drawings showing layout, location of products/assemblies, dimensions, penetrations, trim, supporting structure/backing required (if any), and installation methods.</div> <div>3. Color samples for selection and approval by Owner and Architect.</div> <div>4. Samples shall be minimum 4" long or larger pieces showing actual product, color, and finish.</div> <div>5. Certificates documenting product/system complies with applicable Project Codes and requirements.</div> <div>6. Copy of the manufacturer's installation instructions.</div> <div>7. Copy of warranty as noted above.</div>
07. ADDITIONAL REQUIREMENTS	The Client and Prime Bidder may include additional requirements, terms and conditions, which shall be in addition to those herein, however in no case shall the requirements noted herein be reduced, or any sub-bidder be relieved of providing any of the submittals required herein.

LEGEND/SYMBOLS	
SYMBOL	DESCRIPTION
ROOM	ROOM NAME
S.D. 	SMOKE DETECTOR
C.M.D. 	CARBON MONOXIDE DETECTOR
ESH 	CEILING EXHAUST FAN
F.D. 	FLOOR DRAIN
 3060 SH	← SIZE: 3'-0" W x 6'-0" H WINDOW TAG
	← DESCRIPTION
 3068 STL INSUL	← SIZE: 3'-0" W x 6'-8" H DOOR TAG
	← DESCRIPTION
ELEV.  +0'-0"	ELEVATION TAG
 00 A-000	← DRAWING NUMBER DRAWING TAG ← SHEET NUMBER
 00 A-000	← DRAWING NUMBER ← BUILDING SECTION TAG ← SHEET NUMBER
 00 A-000	← DRAWING NUMBER ← SHEET NUMBER
 00 A-000	← DRAWING NUMBER ← SHEET NUMBER
 00 A-000	← DRAWING NUMBER ← SHEET NUMBER
 00 A-000	← DRAWING NUMBER ← SHEET NUMBER
 00 A-000	← DRAWING NUMBER ← SHEET NUMBER
 00 A-000	← DRAWING NUMBER ← SHEET NUMBER
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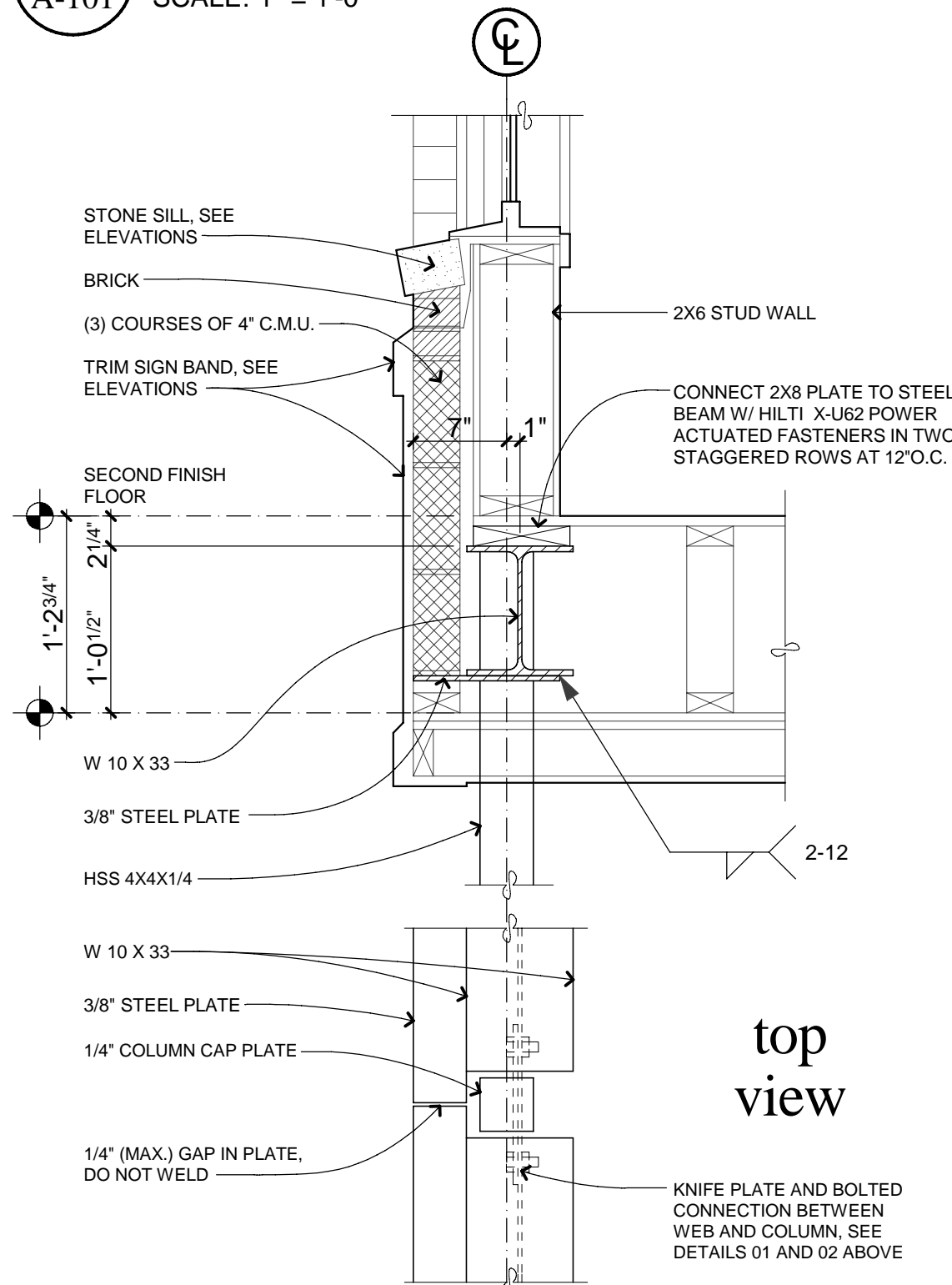
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ROBERT LIPKA ARCHITECT RLA Studio P. O. BOX 657 WASHINGTON, MI 48094 O. 586.207.1088 F. 586.935.3643 www.rlastudio.com	
	
PROJECT THE PENINSULA NEIGHBORHOOD LIVE-WORKS LOT #117 - (4) UNIT BLDG.	ISSUED FOR DATE CLIENT & PNARB REVIEW 02.28.2011 CLIENT REVIEW 01.20.2014 PNARB, BIDDING & PERMITS 02.04.2014 REVISED PERMITS 02.26.2014 REVISED PERMITS 03.14.2014 REVISED PERMITS 03.18.2014 FOR CONSTRUCTION 04.04.2014 rev. french+egress door-unit 3 05.15.2014 rev. mezz.+bonus rm-unit 3 05.28.2015 rev. bonus rm-unit 3-res. use 06.03.2015 rev. AS-BUILT-Units 3 and 4 06.23.2015
CLIENT THE PENINSULA DEVELOPMENT CORP., LLC 1188 Foster Road Iowa City, IA 52245	DO NOT SCALE DRAWINGS USE FIGURED DIMENSIONS ONLY. REDUCED SIZE REPRODUCTIONS MAY HAVE ALTERED THE SCALE AS NOTED ON THE DOCUMENTS HEREIN.
CLIENT REPRESENTATIVE Patrick Stewart	SHEET TITLE SPECIFICATIONS
	PROJECT NUMBER 2010-0118
	SHEET NUMBER A-001



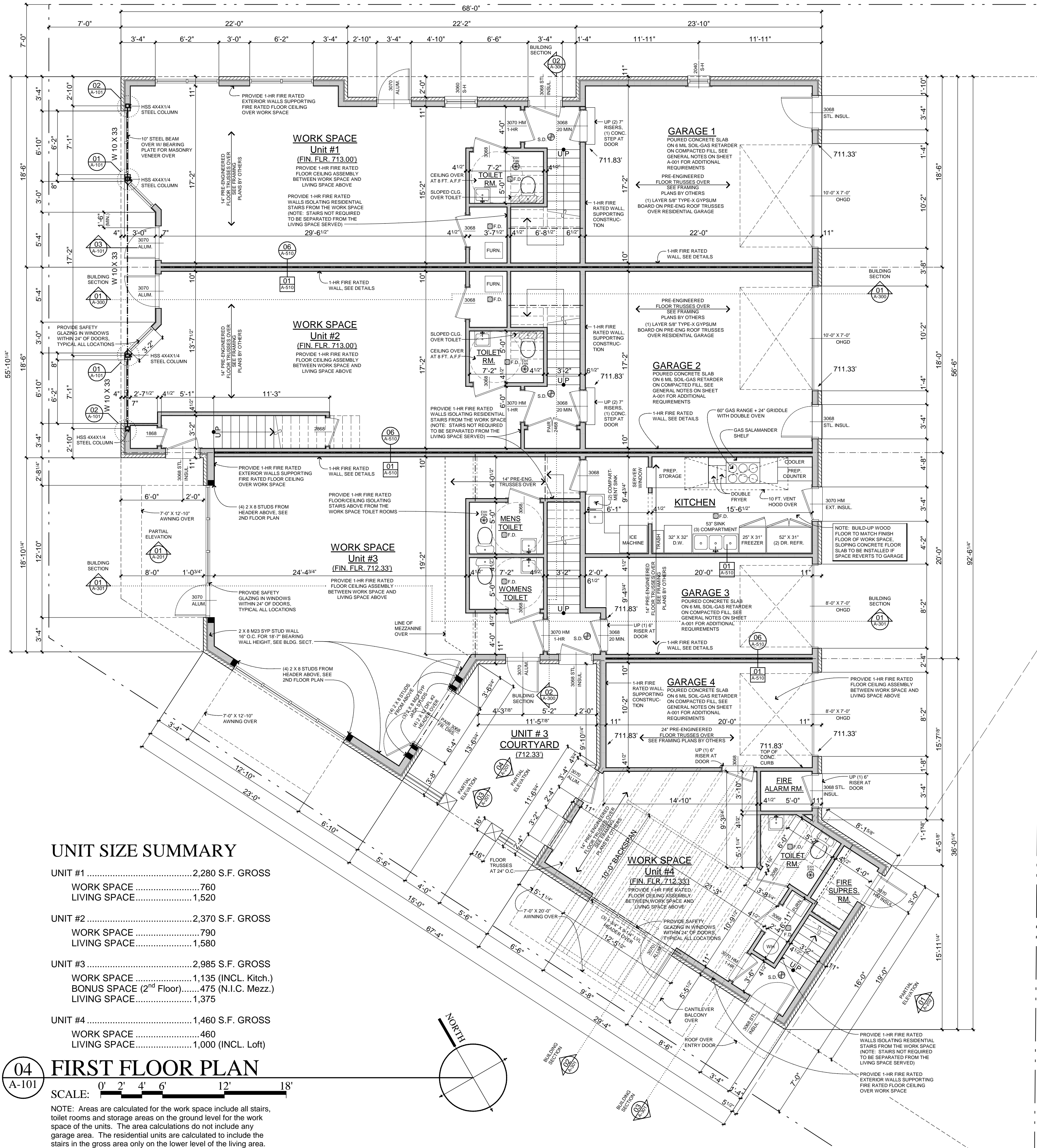
(2) TYPICAL INTERMEDIATE SPAN LOCATIONS
01 STEEL BEAM and COLUMN
A-101 SCALE: 1" = 1'-0"



(2) TYPICAL EACH END
02 STEEL BEAM and COLUMN
A-101 SCALE: 1" = 1'-0"



03 BEAM and COLUMN DETAIL
A-101 SCALE: 1" = 1'-0"



UNIT SIZE SUMMARY

UNIT #1	2,280 S.F. GROSS
WORK SPACE	760
LIVING SPACE	1,520
UNIT #2	2,370 S.F. GROSS
WORK SPACE	790
LIVING SPACE	1,580
UNIT #3	2,985 S.F. GROSS
WORK SPACE	1,135 (INCL. Kitch.)
BONUS SPACE (2 ND Floor)	475 (N.I.C. Mezz.)
LIVING SPACE	1,375

UNIT #4	1,460 S.F. GROSS
WORK SPACE	460
LIVING SPACE	1,000 (INCL. Loft)

04 FIRST FLOOR PLAN
A-101 SCALE: 0' 2' 4' 6' 12' 18'

NOTE: Areas are calculated for the work space include all stairs, toilet rooms and storage areas on the ground level for the work space of the units. The area calculations do not include any garage area. The residential units are calculated to include the stairs in the gross area only on the lower level of the living area.

SHEET SPECIFIC NOTES

FIRST FLOOR PLAN

- GENERAL**
See GENERAL NOTES on sheet A-001 for general requirements in addition to the notes below and on the foundation plan.
- STRUCTURAL**
See STRUCTURAL NOTES on sheet A-001 for structural requirements in addition to the notes below and on the foundation plan.
- ACCESSIBILITY REQUIREMENTS**
See sheet A-400 for accessibility requirements for the work areas in addition to the features and notes indicated on the first floor plan.

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PROJECT THE PENINSULA NEIGHBORHOOD LIVE-WORKS

LOT #117 - (4) UNIT BLDG.

CLIENT
**THE PENINSULA
DEVELOPMENT
CORP., LLC**
1188 Foster Road
Iowa City, IA 52245

CLIENT REPRESENTATIVE
Patrick Stewart

**THE PENINSULA
NEIGHBORHOOD**

ISSUED FOR	DATE
CLIENT & PNARB REVIEW	02.28.2011
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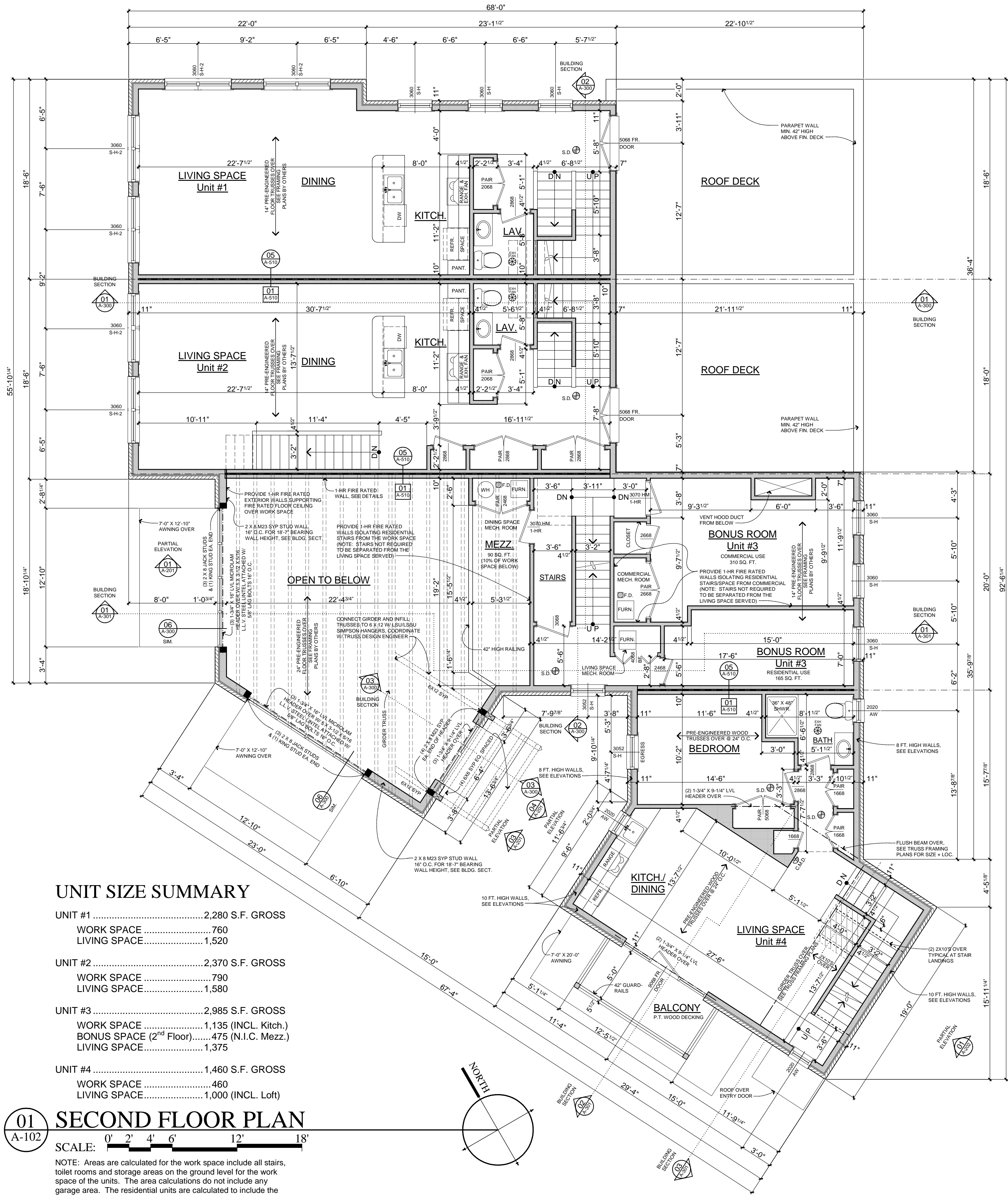
SCALE
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SHEET TITLE
FIRST FLOOR PLAN

PROJECT NUMBER
2010-0118

SHEET NUMBER

A-101



UNIT SIZE SUMMARY

UNIT #1	2,280 S.F. GROSS
WORK SPACE	760
LIVING SPACE	1,520
UNIT #2	2,370 S.F. GROSS
WORK SPACE	790
LIVING SPACE	1,580
UNIT #3	2,985 S.F. GROSS
WORK SPACE	1,135 (INCL. Kitch.)
BONUS SPACE (2 ND Floor)	475 (N.I.C. Mezz.)
LIVING SPACE	1,375
UNIT #4	1,460 S.F. GROSS
WORK SPACE	460
LIVING SPACE	1,000 (INCL. Loft)

01 A-102 SECOND FLOOR PLAN

NOTE: Areas are calculated for the work space include all stairs, toilet rooms and storage areas on the ground level for the work space of the units. The area calculations do not include any garage area. The residential units are calculated to include the stairs in the gross area only on the lower level of the living area.

SHEET SPECIFIC NOTES

SECOND & THIRD FLOOR PLAN

01. GENERAL
See GENERAL NOTES on sheet A-001 for general requirements in addition to the notes below and on the foundation plan.
02. STRUCTURAL
See STRUCTURAL NOTES on sheet A-001 for structural requirements in addition to the notes below and on the foundation plan.
03. SLEEPING ROOM REQUIREMENTS
See the GENERAL NOTES on sheet A-001 for emergency egress, smoke/carbon monoxide detector, and ground-fault/arc-fault protection requirements in addition to the features and notes indicated on the second floor plan.
04. SAFETY GLAZING REQUIREMENTS
See GENERAL NOTES on sheet A-001 for SAFETY GLAZING requirements in addition to the features and notes indicated on the second floor plan.
05. HEATING AND COOLING SYSTEM
Coordinate the design and location of the heating and cooling system with the floor truss design. Heating and cooling system and floor truss design by others and coordination to be provided by Builder/Applicant.

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PROJECT
THE PENINSULA
NEIGHBORHOOD
LIVE-WORKS

LOT #117 - (4) UNIT BLDG.

CLIENT
THE PENINSULA
DEVELOPMENT
CORP., LLC
1188 Foster Road
Iowa City, IA 52245

CLIENT REPRESENTATIVE
Patrick Stewart

THE PENINSULA
NEIGHBORHOOD

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rev. AS-BUILT-Units 3 and 4	06.23.2015

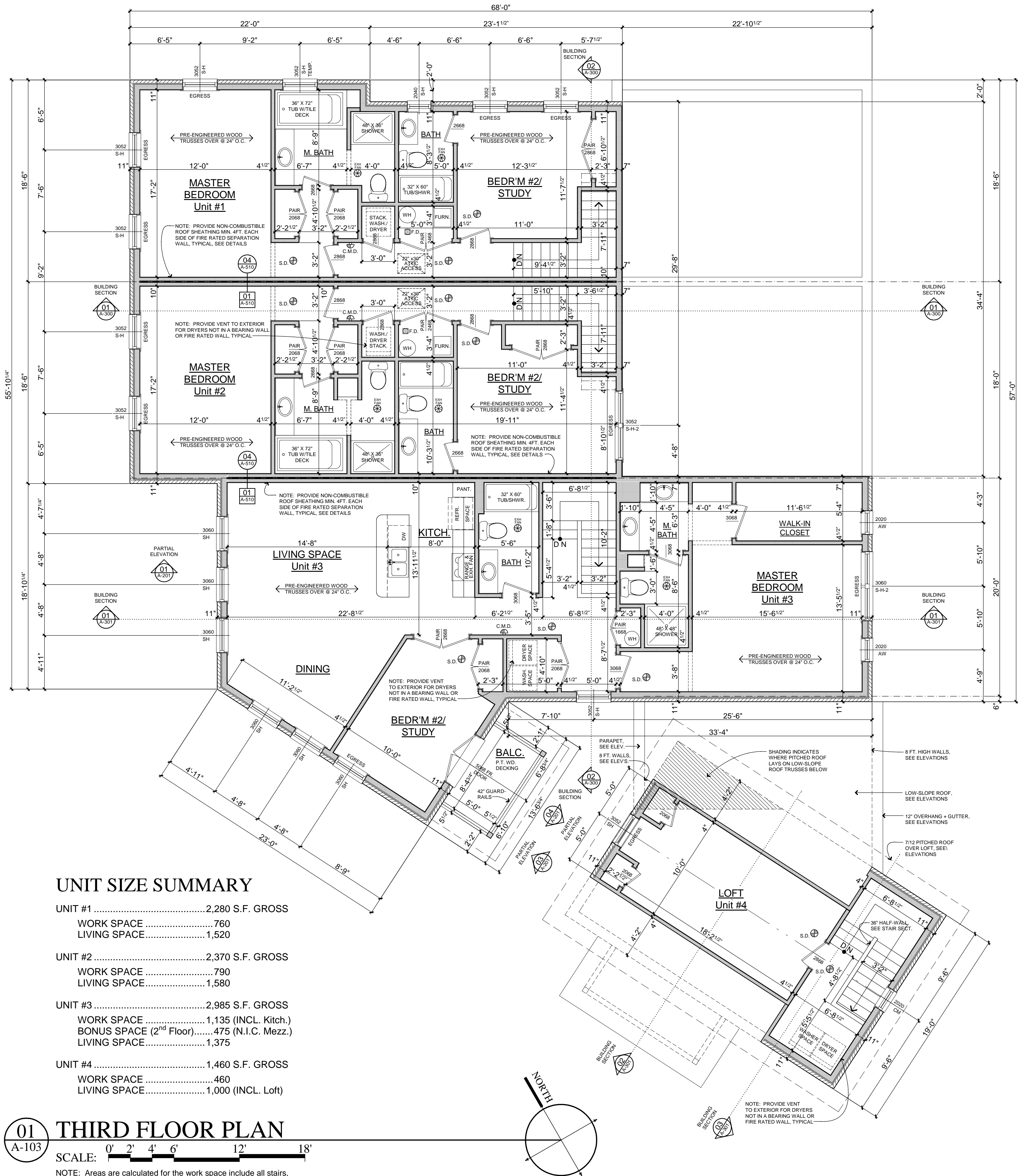
SCALE
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SHEET TITLE
SECOND FLOOR PLAN

PROJECT NUMBER
2010-0118

SHEET NUMBER

A-102



UNIT SIZE SUMMARY

UNIT #1	2,280 S.F. GROSS
WORK SPACE	760
LIVING SPACE	1,520
UNIT #2	2,370 S.F. GROSS
WORK SPACE	790
LIVING SPACE	1,580
UNIT #3	2,985 S.F. GROSS
WORK SPACE	1,135 (INCL. Kitch.)
BONUS SPACE (2 nd Floor)	475 (N.I.C. Mezz.)
LIVING SPACE	1,375
UNIT #4	1,460 S.F. GROSS
WORK SPACE	460
LIVING SPACE	1,000 (INCL. Loft)

THIRD FLOOR PLAN

NOTE: Areas are calculated for the work space include all stairs, toilet rooms and storage areas on the ground level for the work space of the units. The area calculations do not include any garage area. The residential units are calculated to include the stairs in the gross area only on the lower level of the living area.

SHEET SPECIFIC NOTES

SECOND & THIRD FLOOR PLAN

- GENERAL**
See GENERAL NOTES on sheet A-001 for general requirements in addition to the notes below and on the foundation plan.
- STRUCTURAL**
See STRUCTURAL NOTES on sheet A-001 for structural requirements in addition to the notes below and on the foundation plan.
- SLEEPING ROOM REQUIREMENTS**
See the GENERAL NOTES on sheet A-001 for emergency egress, smoke/carbon monoxide detector, and ground-fault/arc-fault protection requirements in addition to the features and notes indicated on the second floor plan.
- SAFETY GLAZING REQUIREMENTS**
See GENERAL NOTES on sheet A-001 for SAFETY GLAZING requirements in addition to the features and notes indicated on the second floor plan.
- HEATING AND COOLING SYSTEM**
Coordinate the design and location of the heating and cooling system with the floor truss design. Heating and cooling system and floor truss design by others and coordination to be provided by Builder/Applicant.

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PROJECT THE PENINSULA NEIGHBORHOOD LIVE-WORKS

LOT #117 - (4) UNIT BLDG.

CLIENT
**THE PENINSULA
DEVELOPMENT
CORP., LLC**
1188 Foster Road
Iowa City, IA 52245

CLIENT REPRESENTATIVE
Patrick Stewart

**THE PENINSULA
NEIGHBORHOOD**

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REVISED PERMITS	02.26.2014
REVISED PERMITS	03.14.2014
REVISED PERMITS	03.18.2014
FOR CONSTRUCTION	04.04.2014
rev. french+egress door-unit 3	05.15.2014
rev. mezz.+bonus rm-unit 3	05.28.2015
rev. bonus rm-unit 3-res. use	06.03.2015
rev. AS-BUILT-Units 3 and 4	06.23.2015

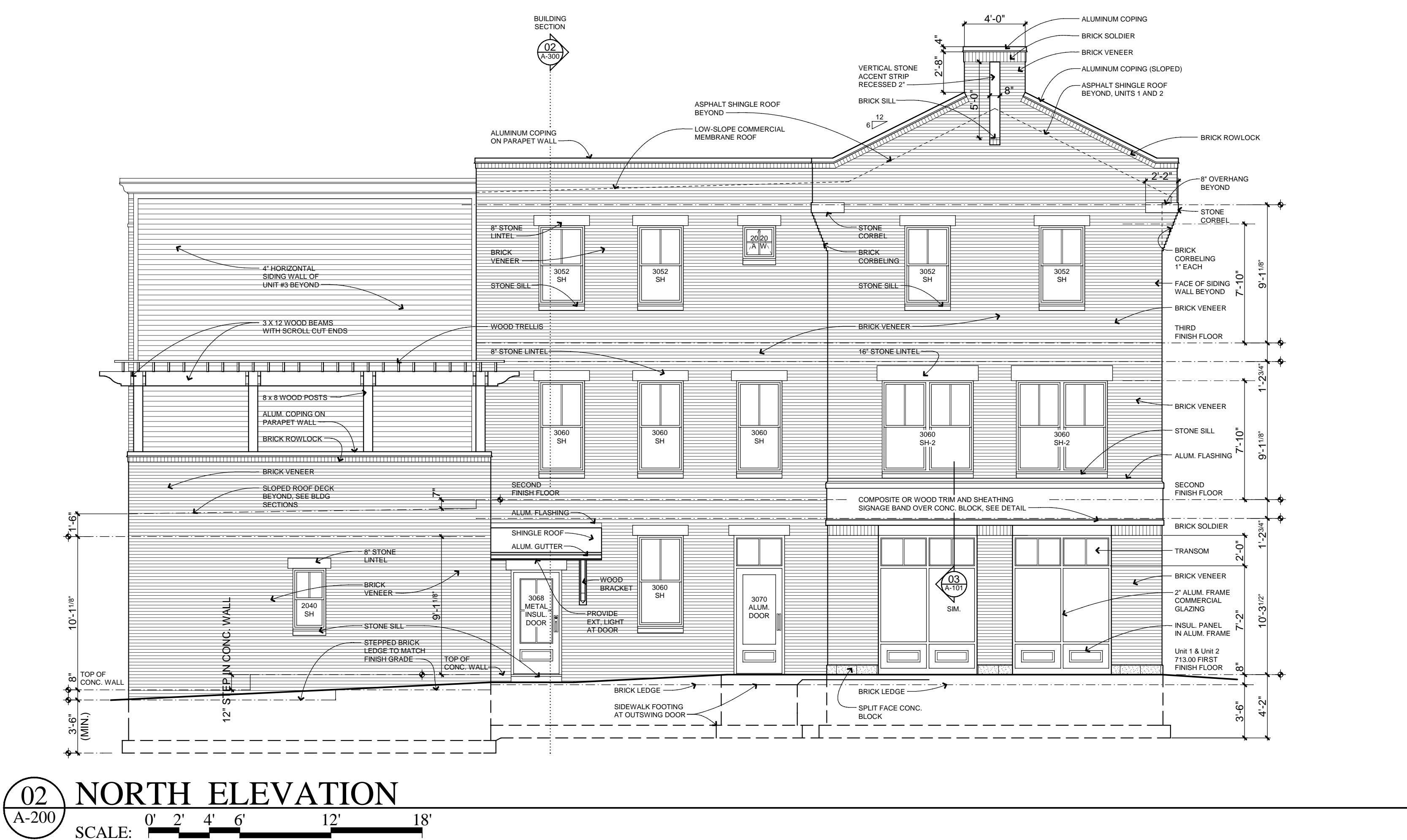
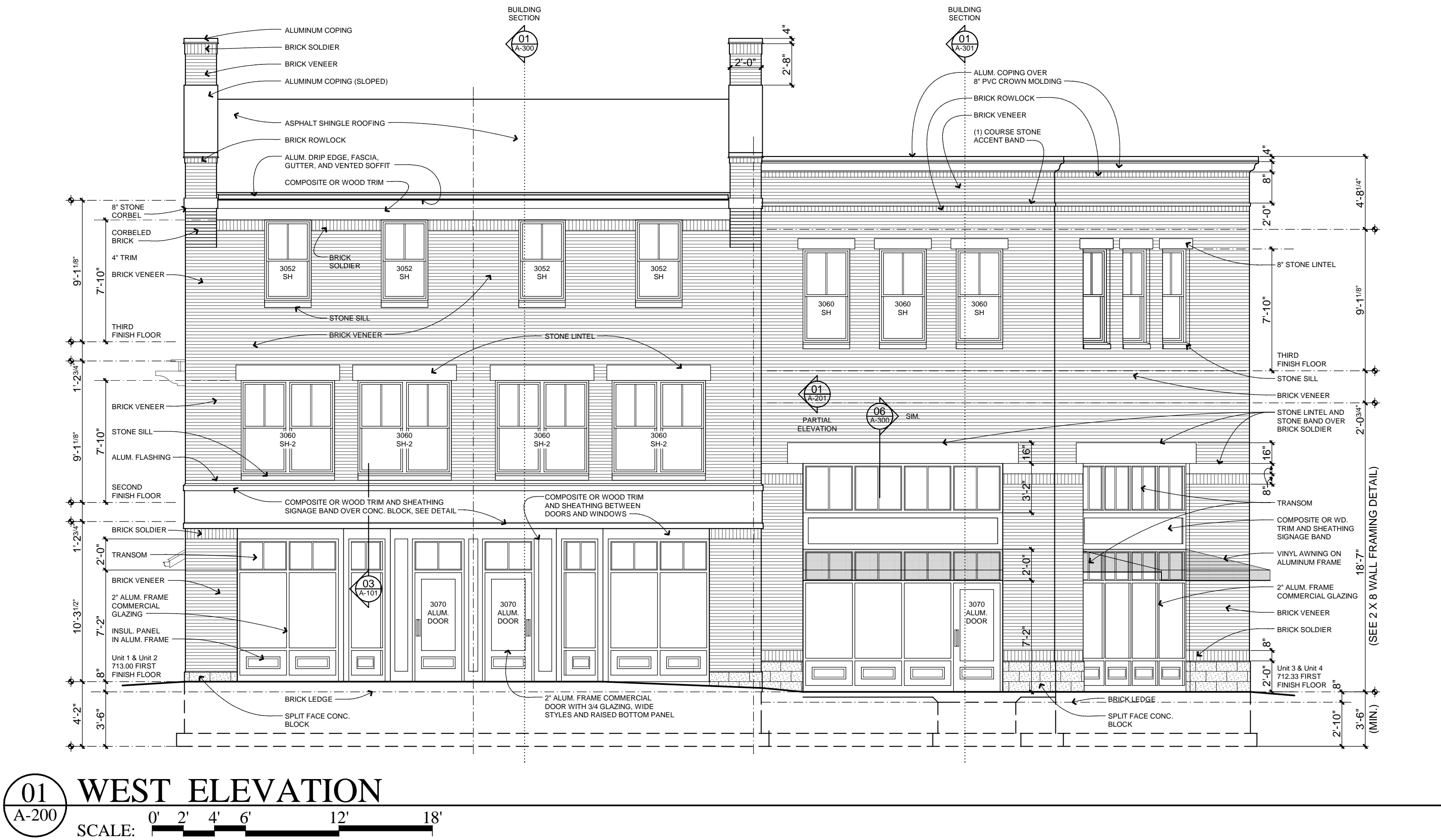
SCALE
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SHEET TITLE
THIRD FLOOR PLAN

PROJECT NUMBER
2010-0118

SHEET NUMBER

A-103



SHEET SPECIFIC NOTES

ELEVATIONS

01. GENERAL

See GENERAL NOTES on sheet A-001 for general requirements in addition to the notes below and on the elevations.

02. MATERIALS AND COLORS

The materials and colors shall comply with the Peninsula Neighborhood Code, Covenants, and Deed Restrictions and the Applicant shall provide additional specifications for the materials and colors to be used on the rowhouse building depicted herein.

03. ATTIC VENTILATION REQUIREMETNS

See the GENERAL NOTES on sheet A-001 for the attic ventilation requirements and calculations for required vents.

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PROJECT THE PENINSULA NEIGHBORHOOD LIVE-WORKS

LOT #117 - (4) UNIT BLDG.

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1188 Foster Road
Iowa City, IA 52245

CLIENT REPRESENTATIVE
Patrick Stewart

**THE PENINSULA
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SHEET TITLE
ELEVATIONS

PROJECT NUMBER
2010-0118

SHEET NUMBER

A-200

SHEET SPECIFIC NOTES

ELEVATIONS

01. GENERAL

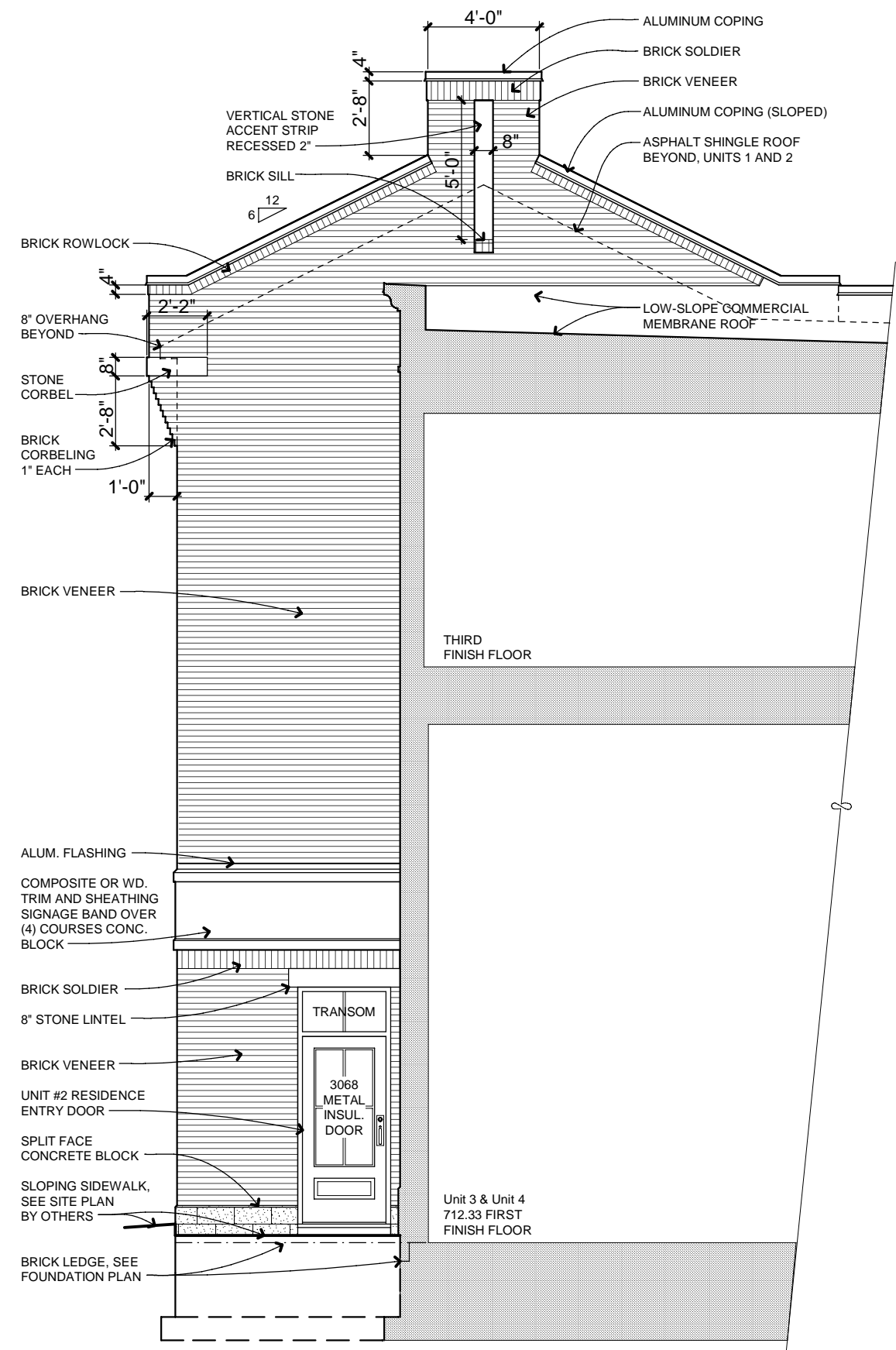
See GENERAL NOTES on sheet A-001 for general requirements in addition to the notes below and on the elevations.

02. MATERIALS AND COLORS

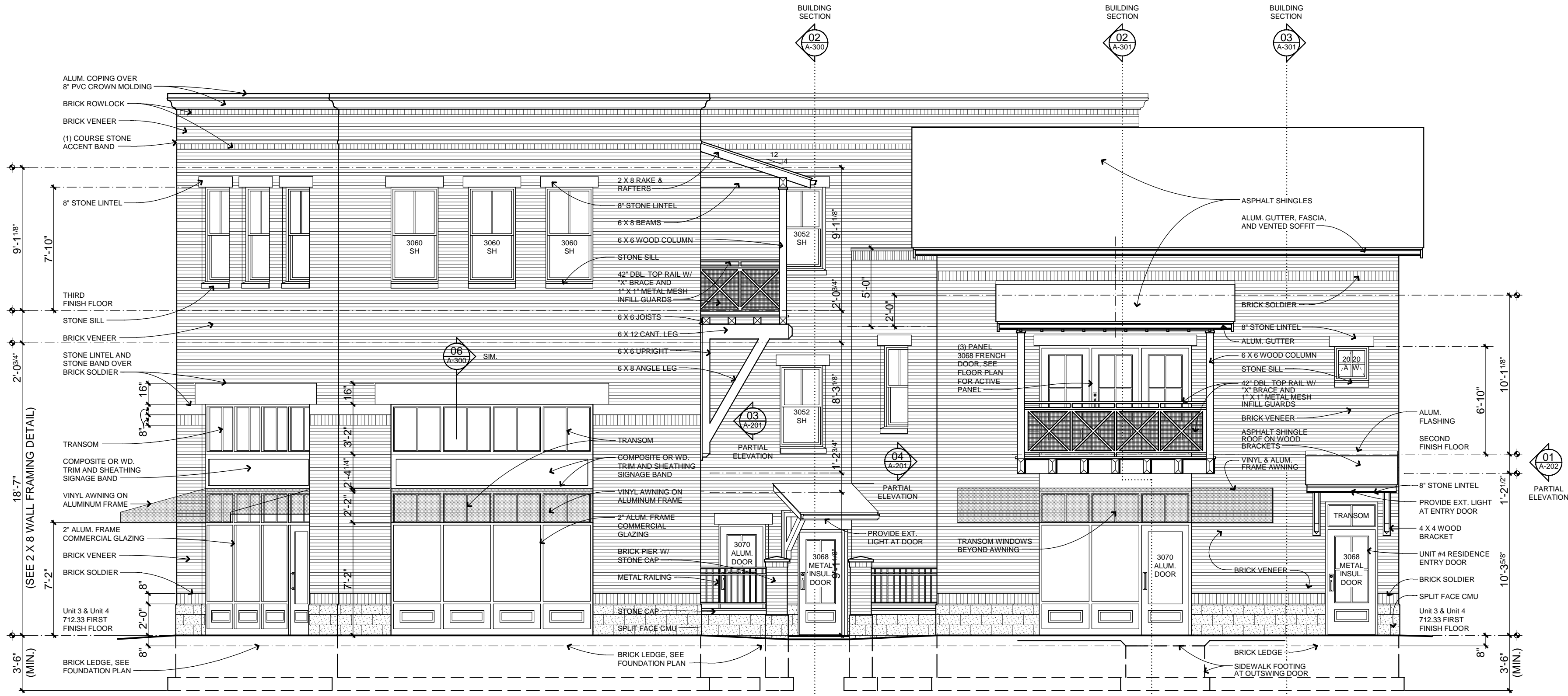
The materials and colors shall comply with the Peninsula Neighborhood Code, Covenants, and Deed Restrictions and the Applicant shall provide additional specifications for the materials and colors to be used on the rowhouse building depicted herein.

03. ATTIC VENTILATION REQUIREMENTS

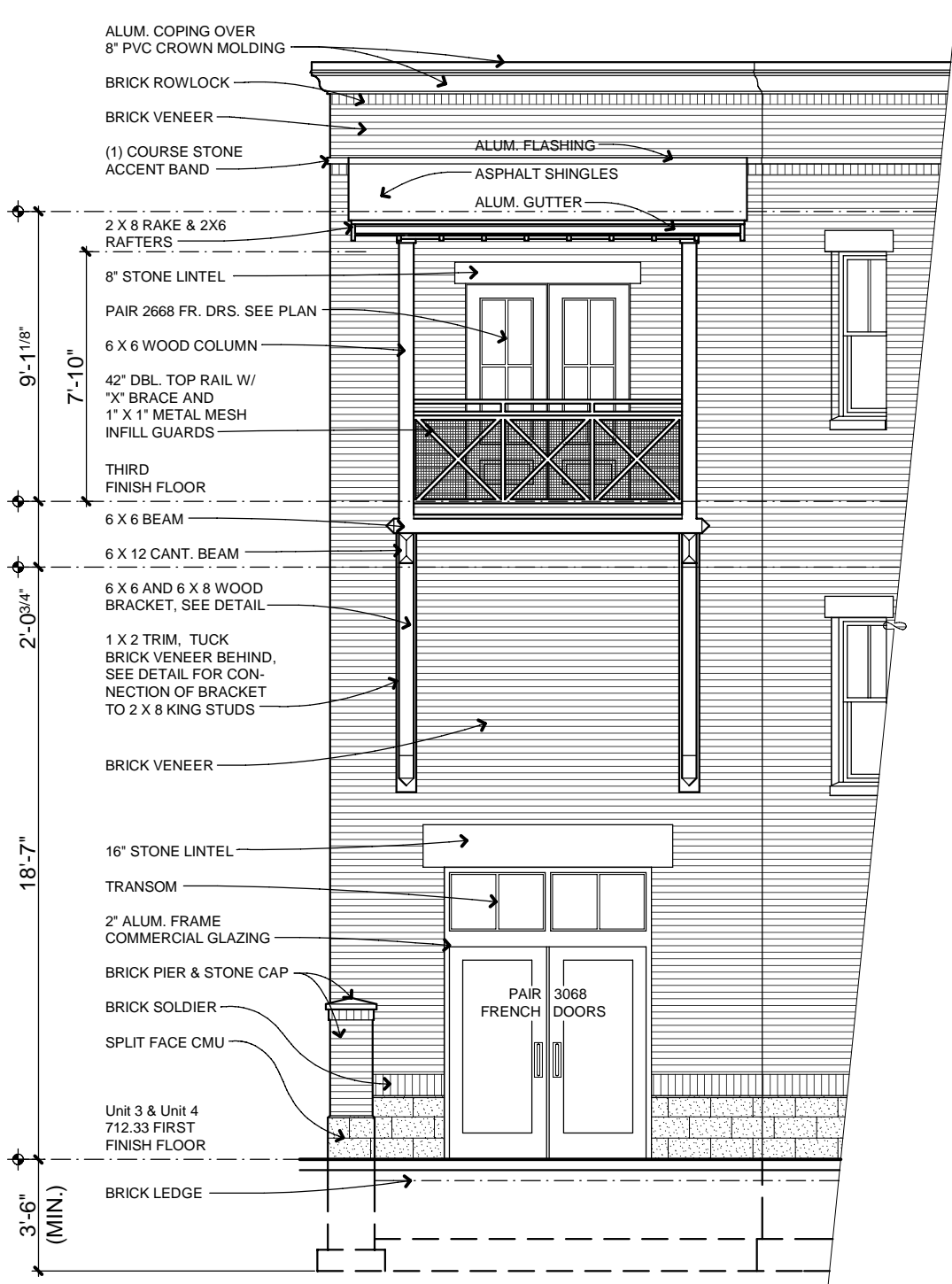
See the GENERAL NOTES on sheet A-001 for the attic ventilation requirements and calculations for required vents.



01 PARTIAL SOUTH ELEVATION
A-201
SCALE: 0' 2' 4' 6' 12' 18'

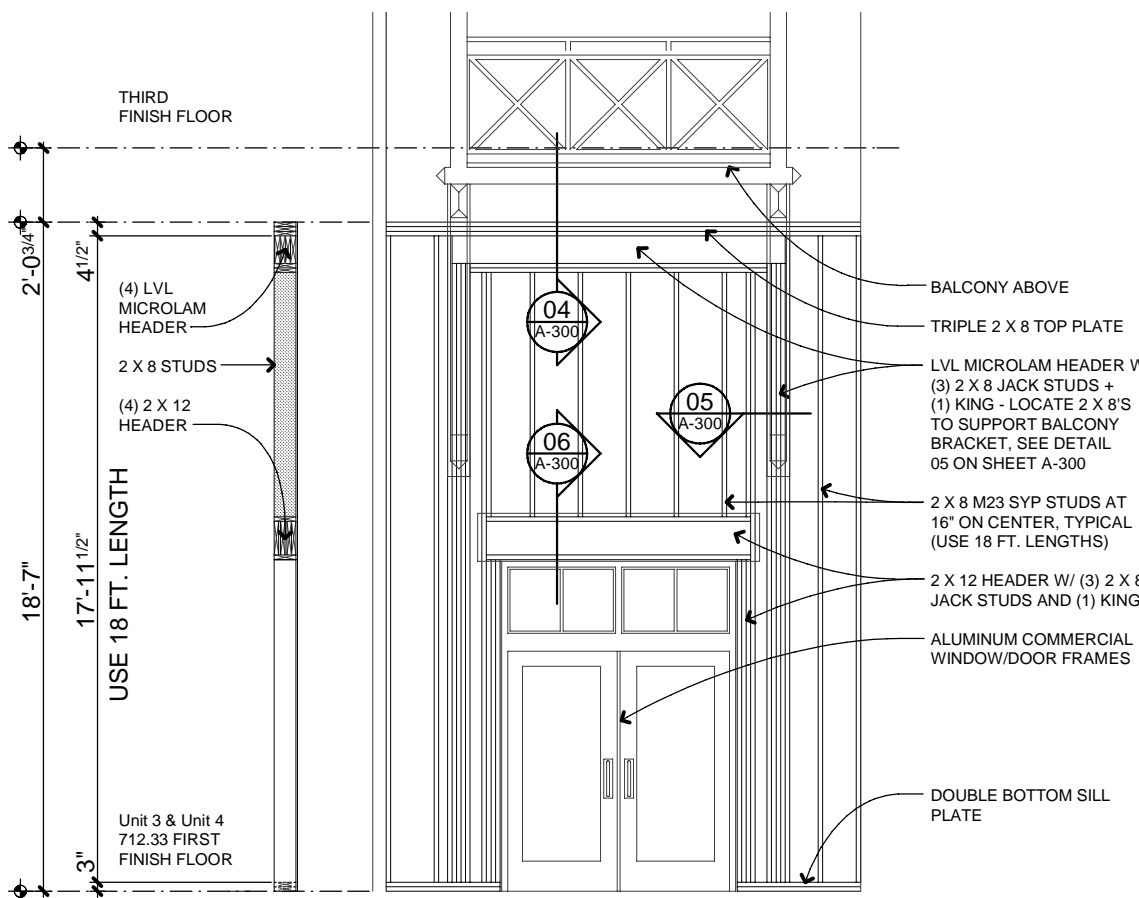


02 SOUTH ELEVATION
A-201
SCALE: 0' 2' 4' 6' 12' 18'

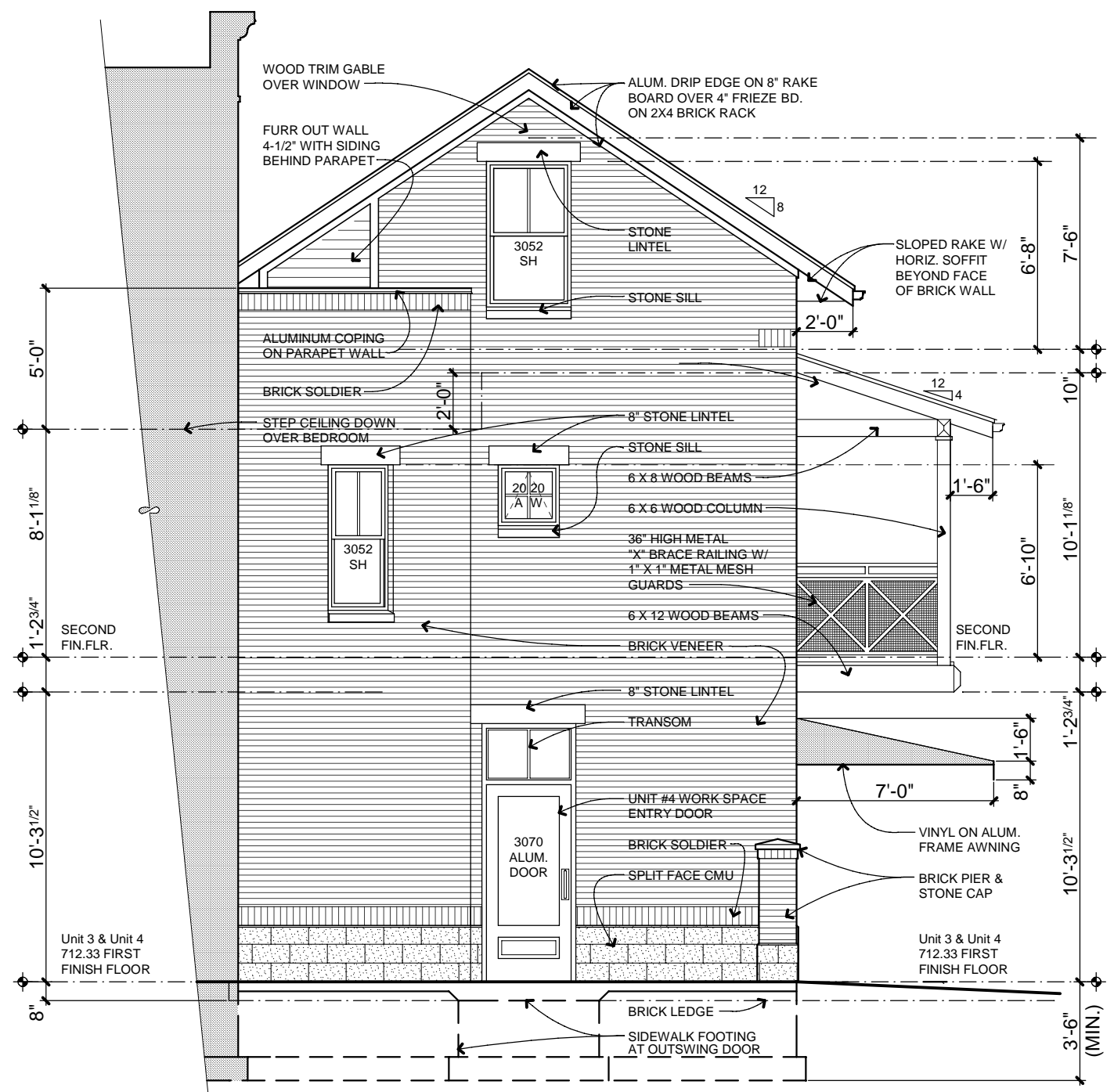


3a COURTYARD ELEVATION
A-201
SCALE: 0' 2' 4' 6' 12' 18'

NAILING FOR TOP AND BOTTOM PLATES
FOR TRIPLE TOP PLATE, NAIL EACH PLATE TO THE PLATE BENEATH WITH 16 d (3-1/2" X 0.135") NAILS AT 16" O.C. OR 3" X 0.131" NAILS AT 12" O.C.
FOR DOUBLE BOTTOM PLATE, NAIL PLATES TOGETHER WITH 16 d (3-1/2" X 0.135") NAILS AT 16" O.C. OR 3" X 0.131" NAILS AT 12" O.C.
FOR ALL PLATE LAP SPICES NAIL WITH (8) 16 d COMMON (3-1/2" X 0.162") NAILS OR (12) 3" X 0.131" NAILS
END NAIL TOP AND BOTTOM PLATE TO STUDS WITH (4) 16 d COMMON (3-1/2" X 0.162") NAILS OR (8) 3" X 0.131" NAILS



3b 2 X 8 WALL - UNIT #3 WORK AREA
WALL FRAMING DETAIL
A-201
SCALE: 0' 2' 4' 6' 12' 18'



04 COURTYARD ELEVATION
A-201
SCALE: 0' 2' 4' 6' 12' 18'

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PROJECT
THE PENINSULA
NEIGHBORHOOD
LIVE-WORKS
LOT #117 - (4) UNIT BLDG.

CLIENT
THE PENINSULA
DEVELOPMENT
CORP., LLC
1188 Foster Road
Iowa City, IA 52245

CLIENT REPRESENTATIVE
Patrick Stewart

THE PENINSULA
NEIGHBORHOOD

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SHEET TITLE
ELEVATIONS

PROJECT NUMBER
2010-0118

SHEET NUMBER

A-201

SHEET SPECIFIC NOTES

ELEVATIONS

01. GENERAL

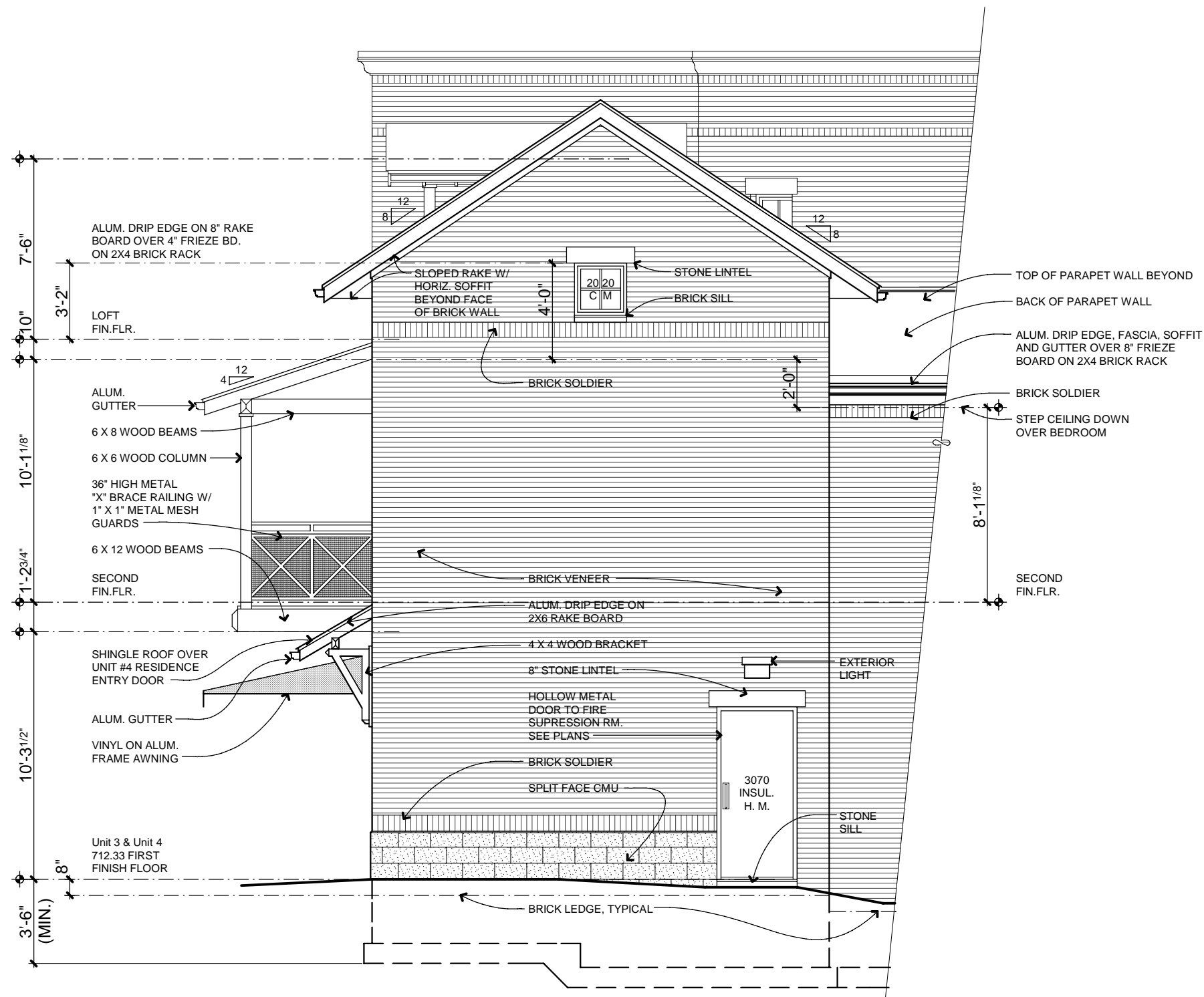
See GENERAL NOTES on sheet A-001 for general requirements in addition to the notes below and on the elevations.

02. MATERIALS AND COLORS

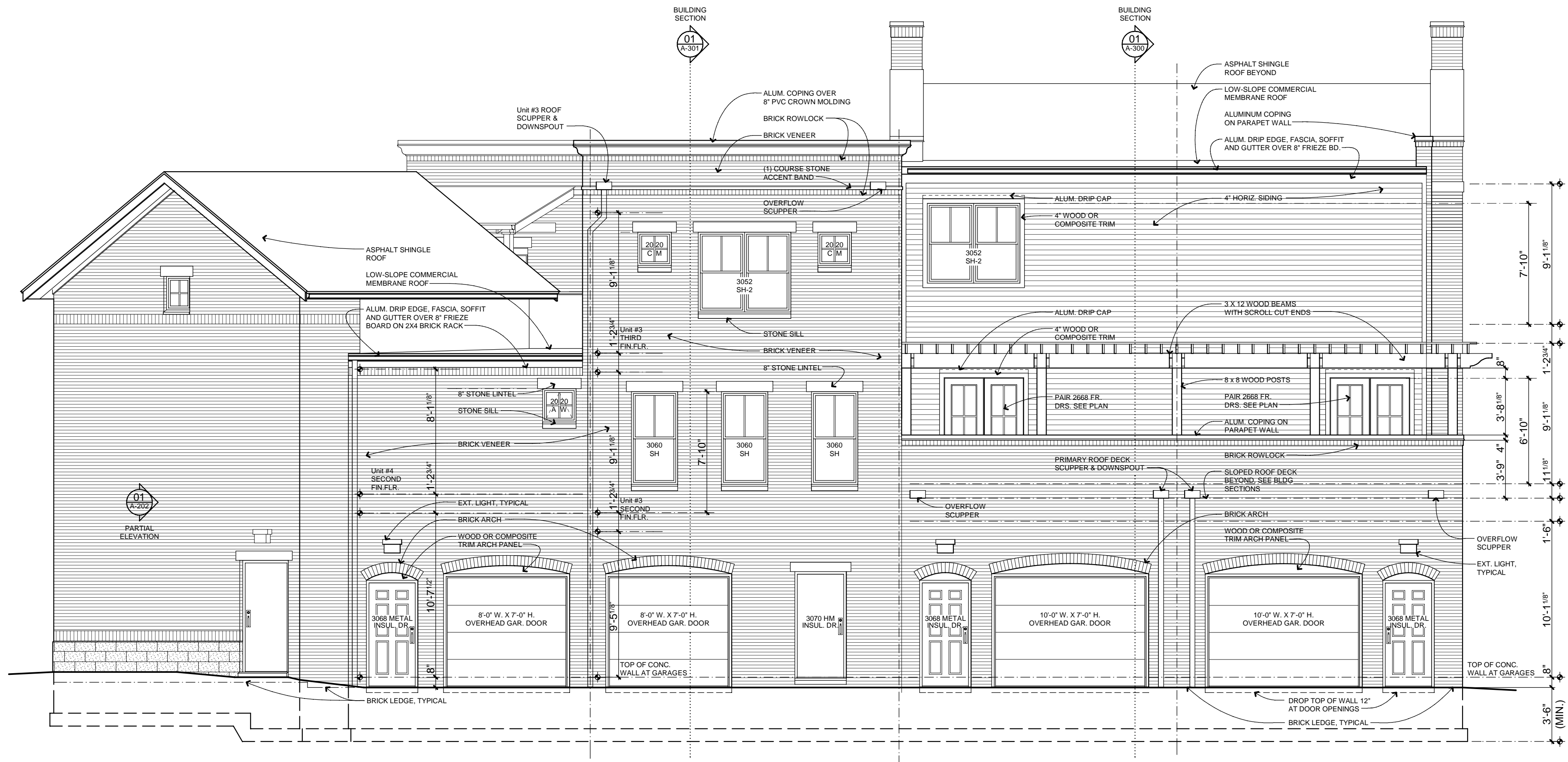
The materials and colors shall comply with the Peninsula Neighborhood Code, Covenants, and Deed Restrictions and the Applicant shall provide additional specifications for the materials and colors to be used on the rowhouse building depicted herein.

03. ATTIC VENTILATION REQUIREMETNS

See the GENERAL NOTES on sheet A-001 for the attic ventilation requirements and calculations for required vents.



01 PARTIAL EAST ELEVATION
A-202
SCALE: 0' 2' 4' 6' 12' 18'



02 EAST ELEVATION
A-202
SCALE: 0' 2' 4' 6' 12' 18'

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PROJECT
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LIVE-WORKS

LOT #117 - (4) UNIT BLDG.

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Iowa City, IA 52245

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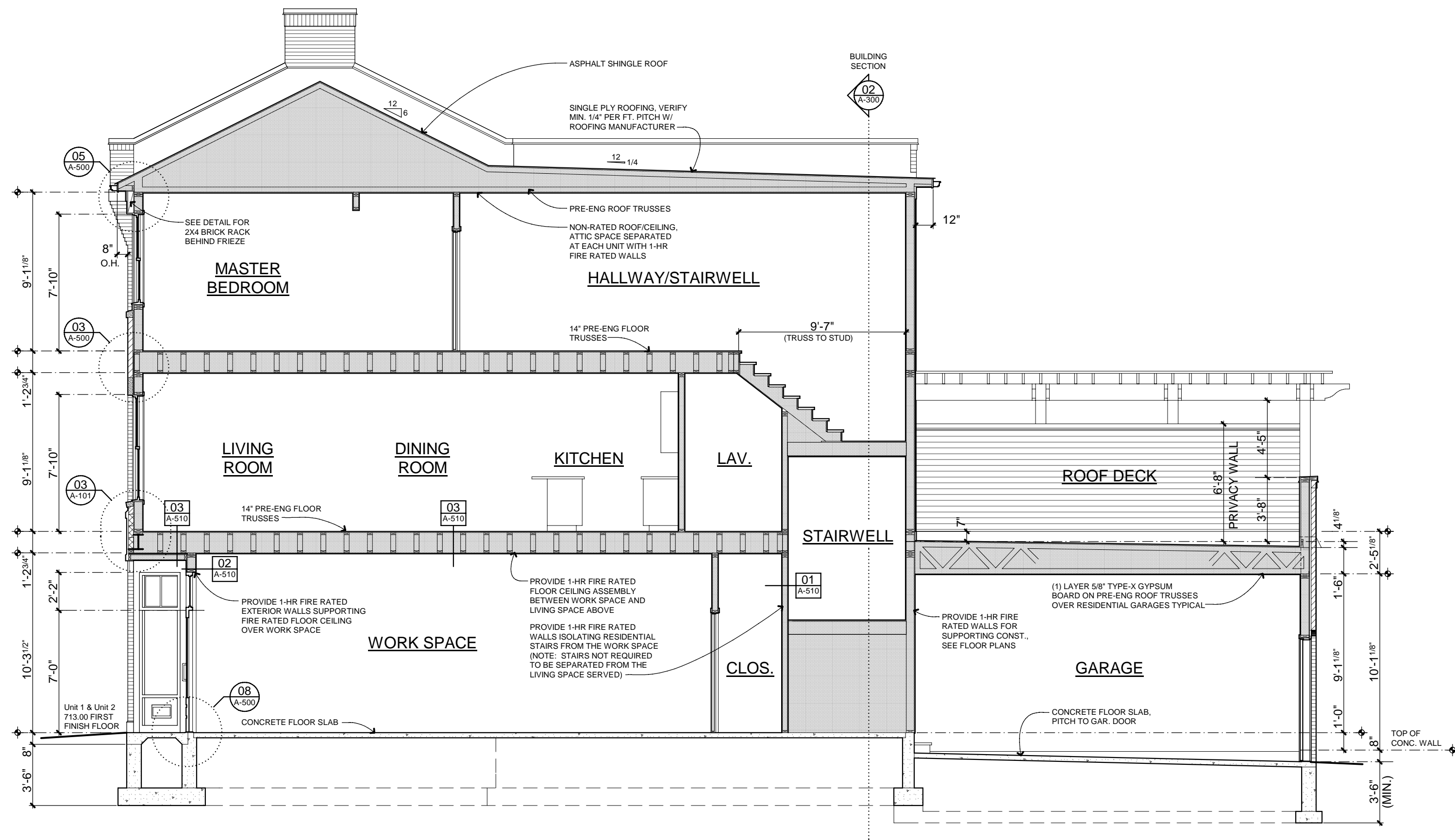
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SHEET TITLE
ELEVATIONS

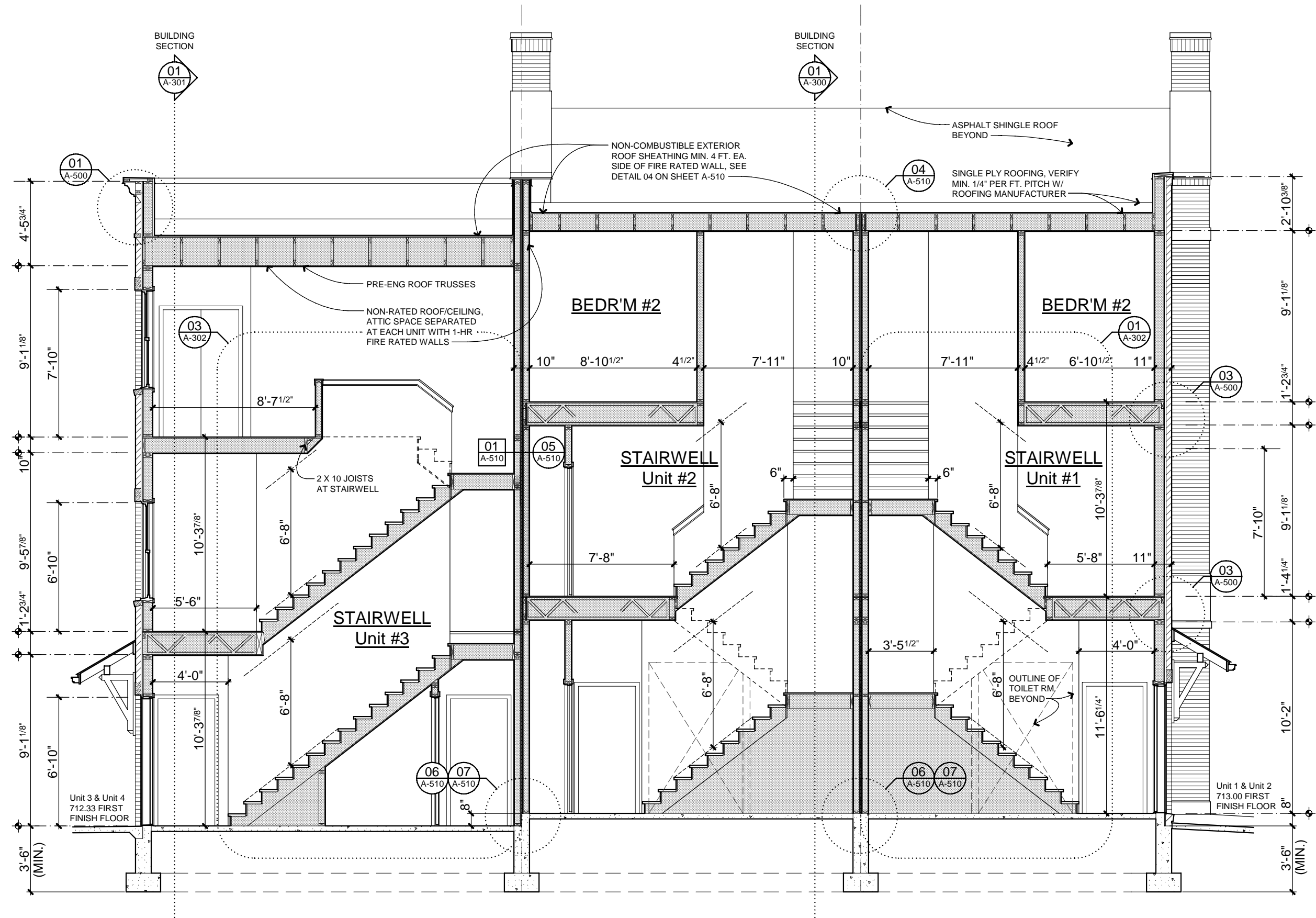
PROJECT NUMBER
2010-0118

SHEET NUMBER

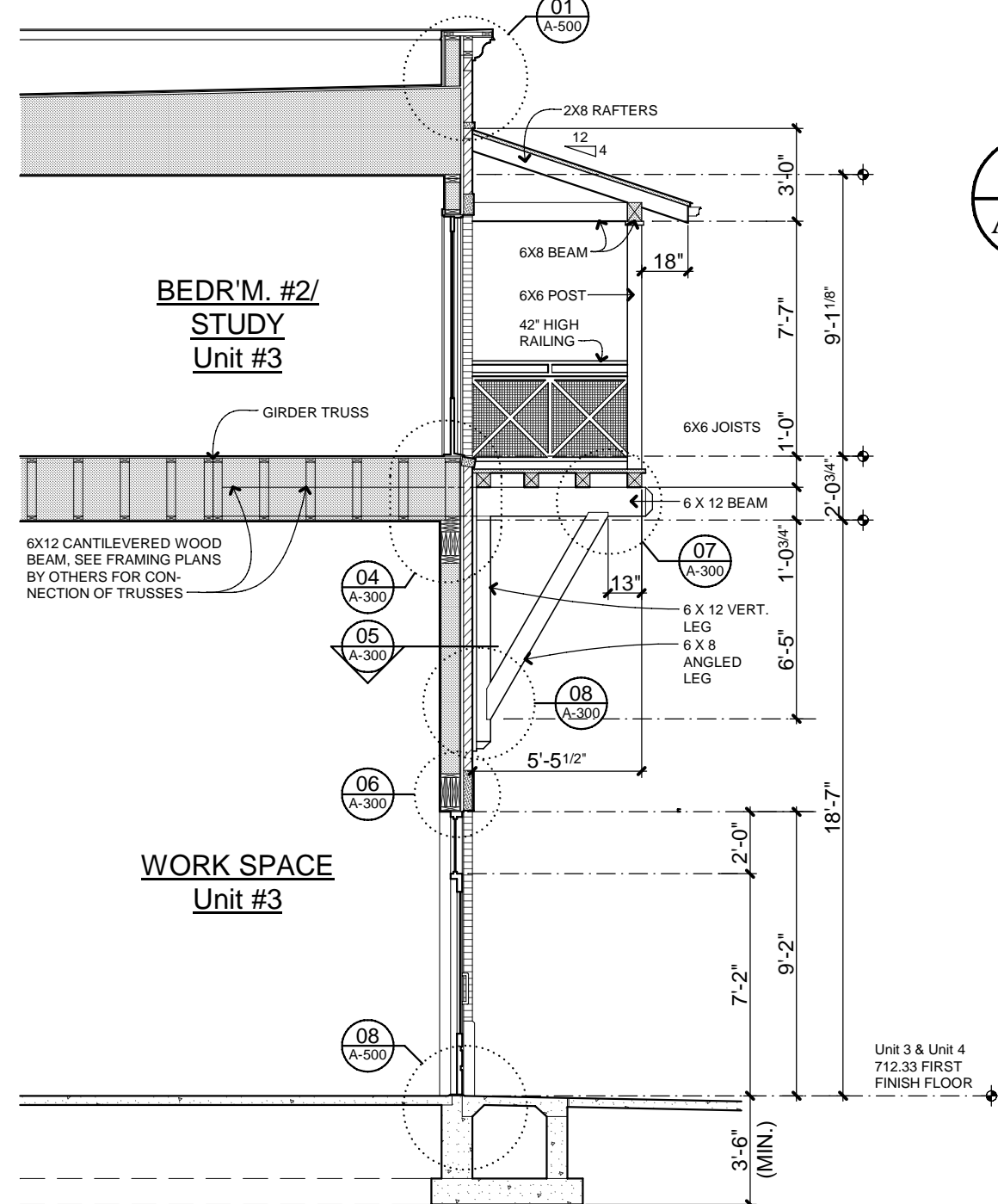
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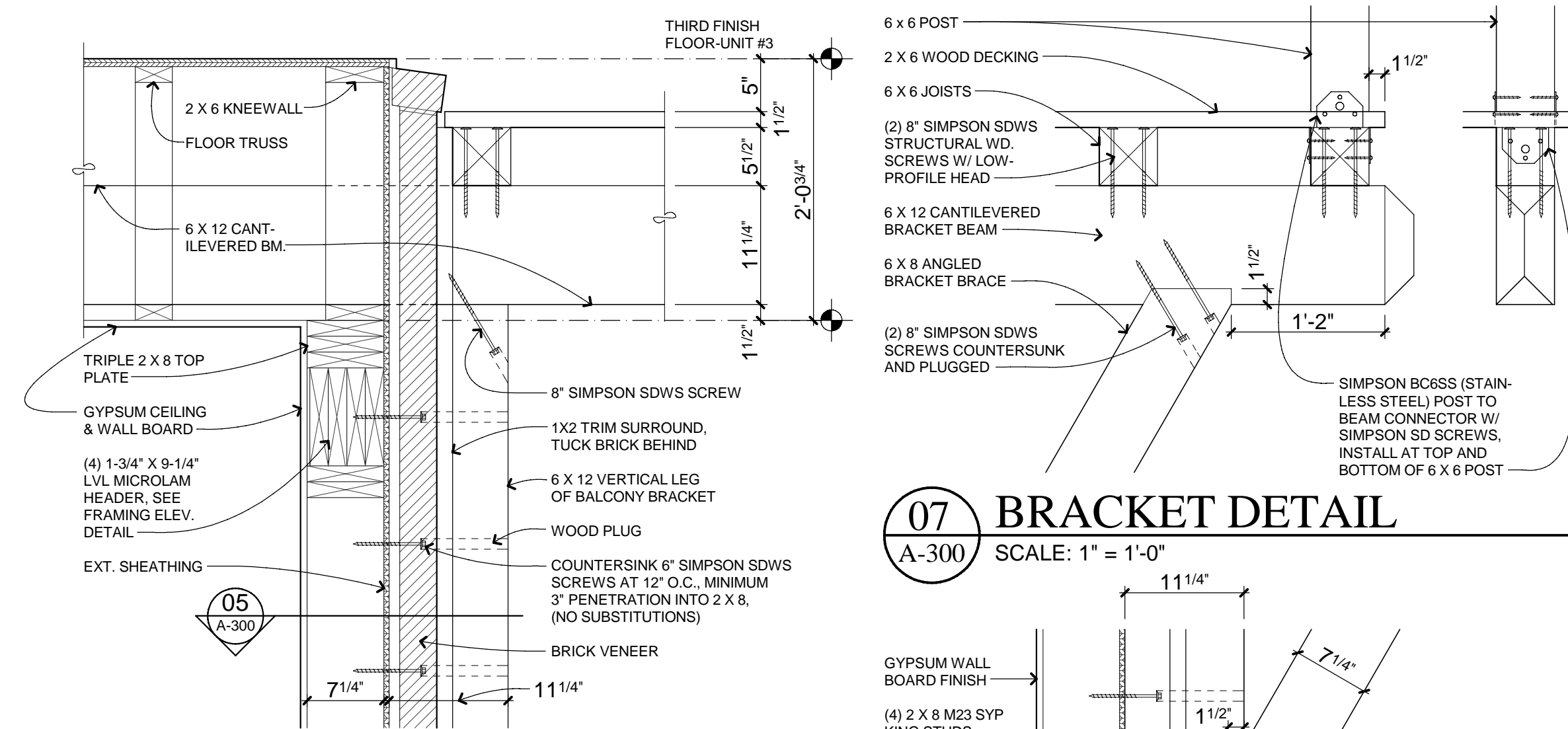
01 BUILDING SECTION
A-300 SCALE: 0' 2' 4' 6' 12' 18'



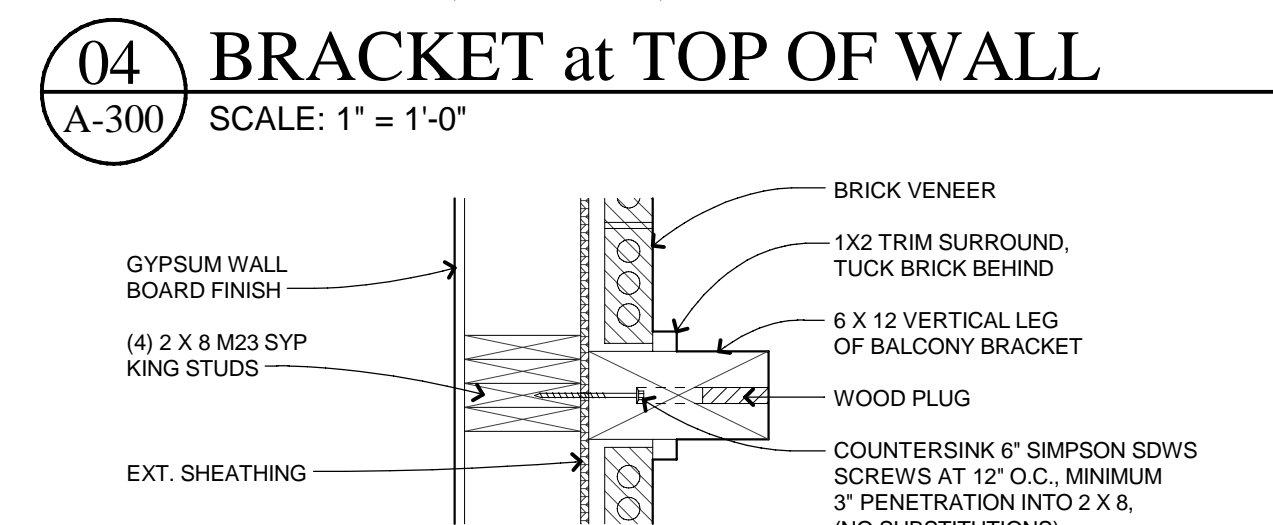
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A-300 SCALE: 0' 2' 4' 6' 12' 18'



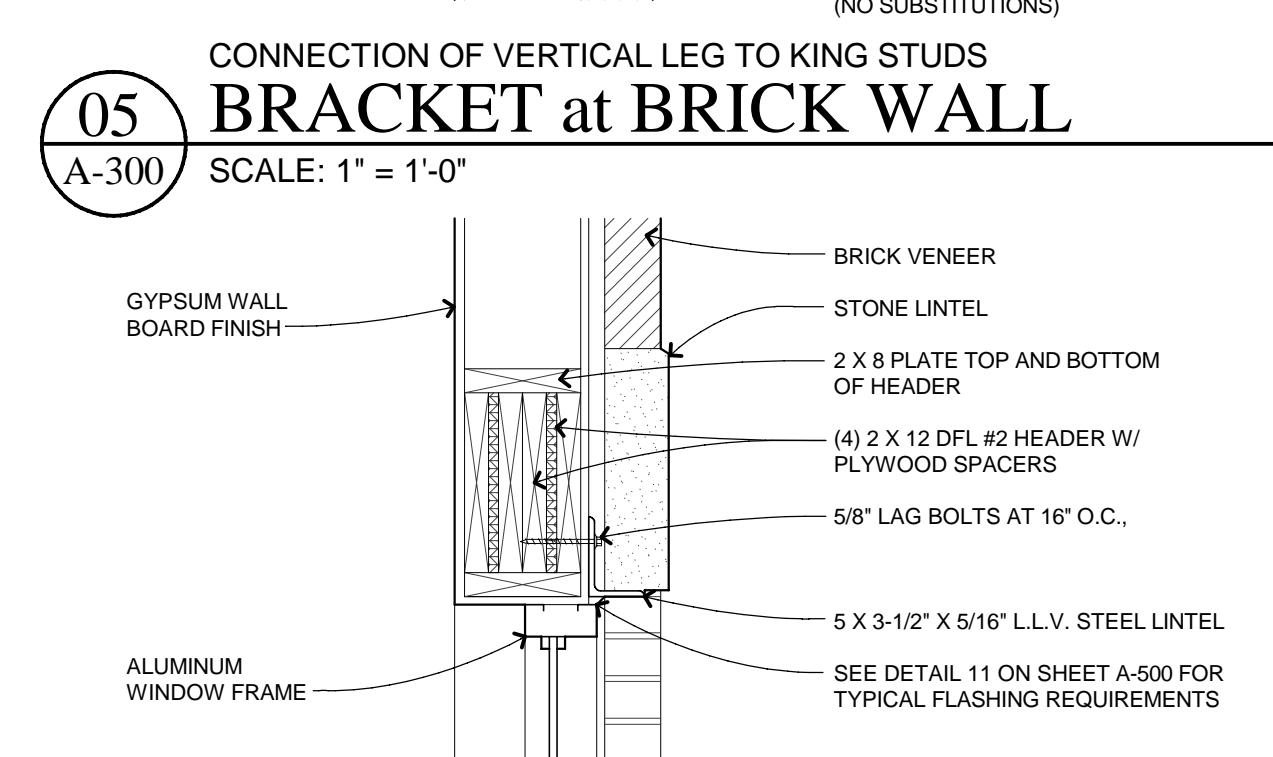
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A-300 SCALE: 0' 2' 4' 6' 12' 18'



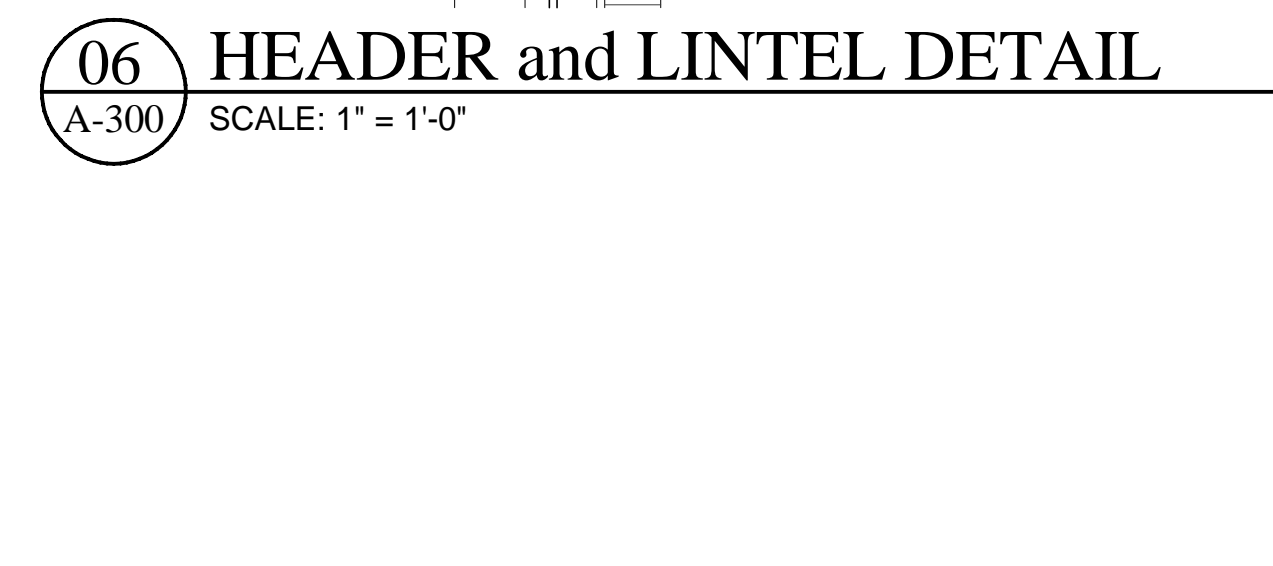
07 BRACKET DETAIL
A-300 SCALE: 1" = 1'-0"



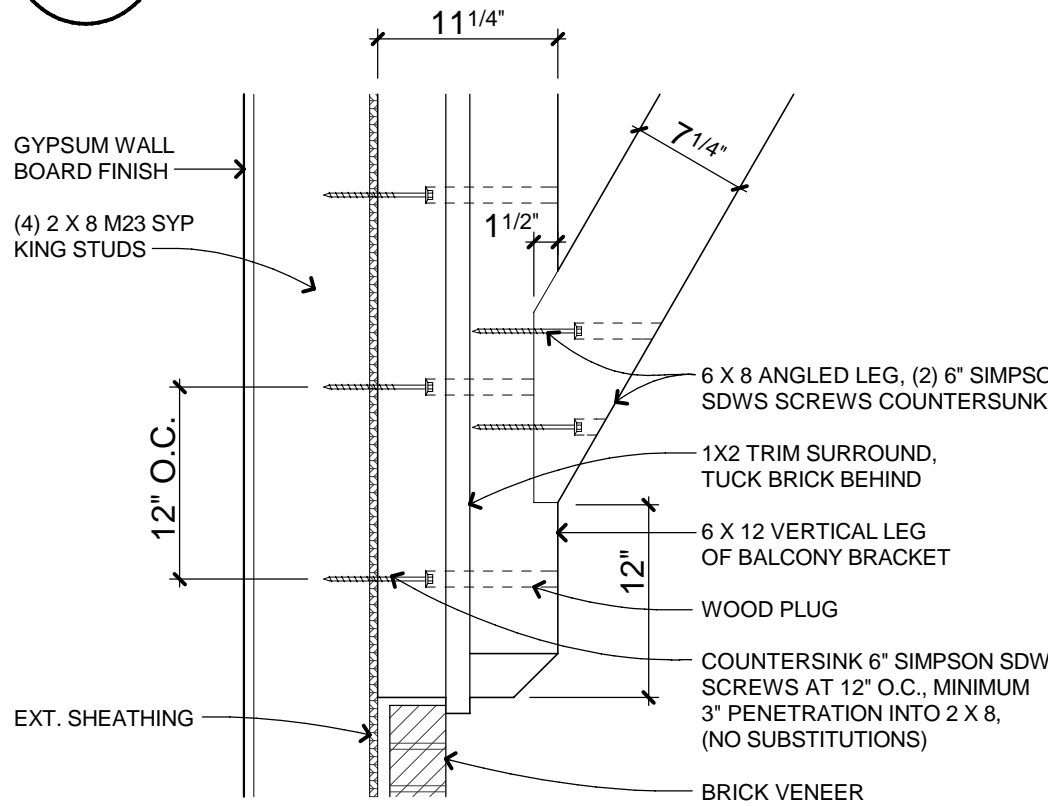
04 BRACKET at TOP OF WALL
A-300 SCALE: 1" = 1'-0"



05 BRACKET at BRICK WALL
A-300 SCALE: 1" = 1'-0"



06 HEADER and LINTEL DETAIL
A-300 SCALE: 1" = 1'-0"



08 BRACKET DETAIL
A-300 SCALE: 1" = 1'-0"

PROJECT
**THE PENINSULA
NEIGHBORHOOD
LIVE-WORKS**
LOT #117 - (4) UNIT BLDG.

CLIENT
**THE PENINSULA
DEVELOPMENT
CORP., LLC**
1188 Foster Road
Iowa City, IA 52245

CLIENT REPRESENTATIVE
Patrick Stewart

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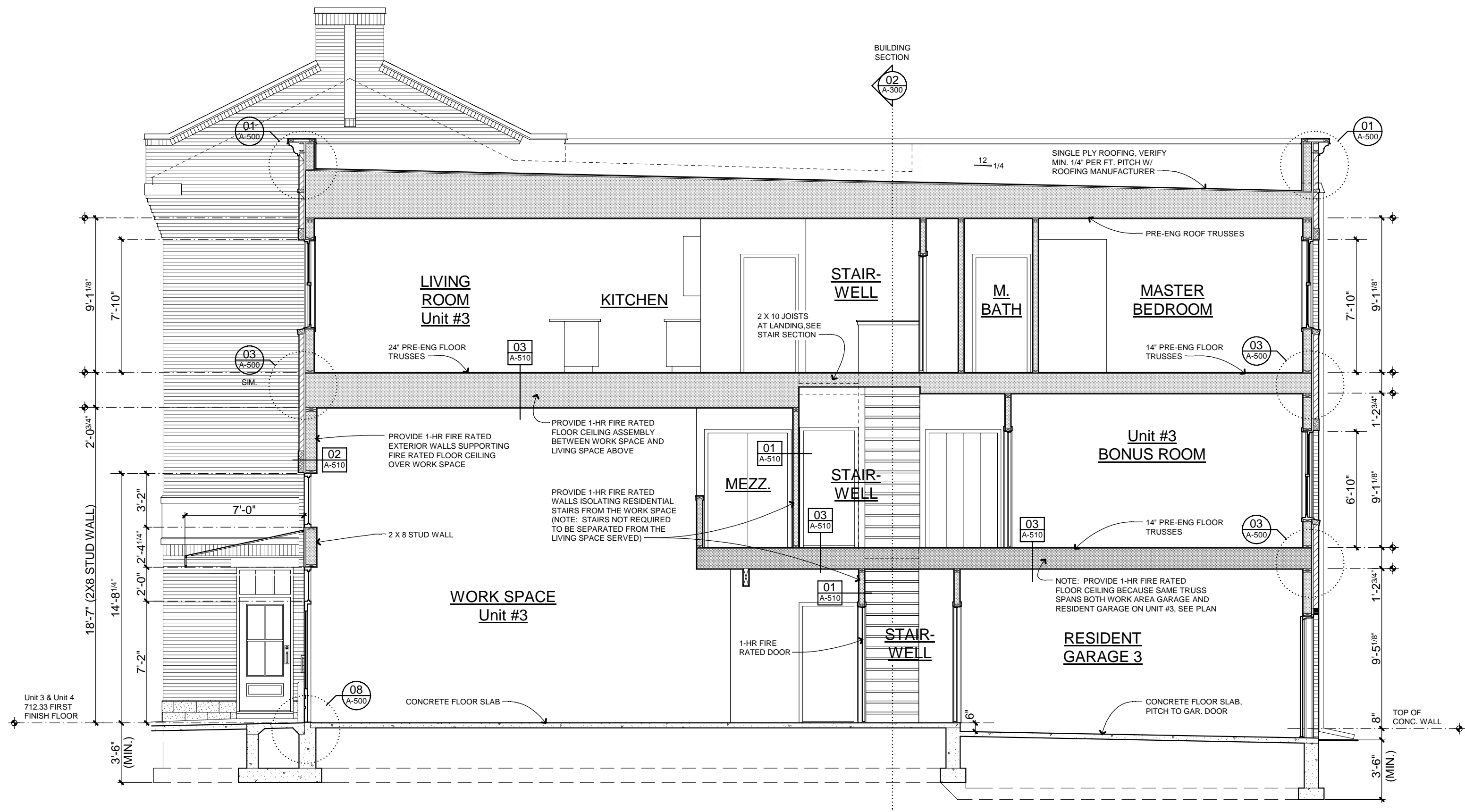
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BUILDING SECTIONS

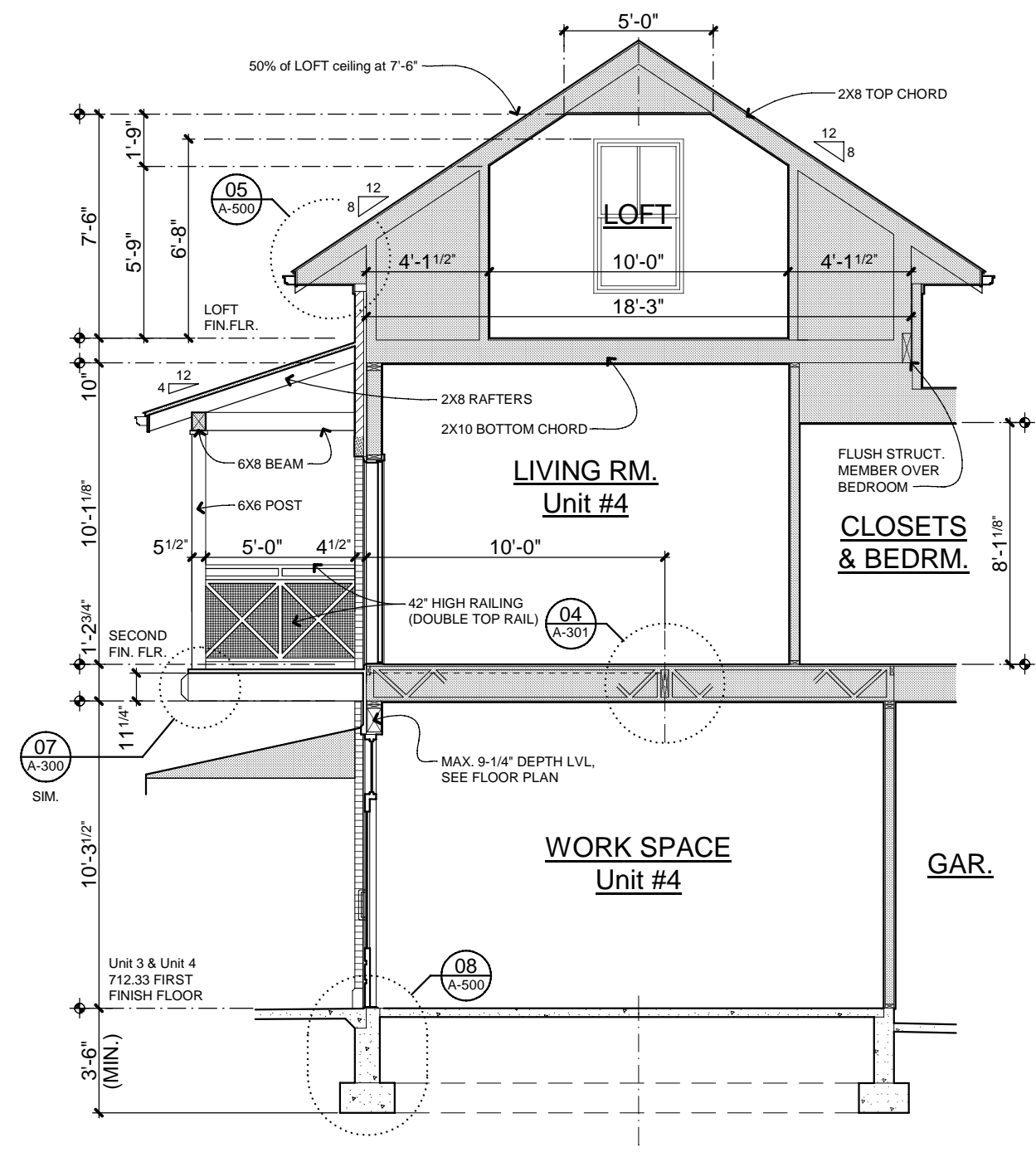
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SHEET NUMBER

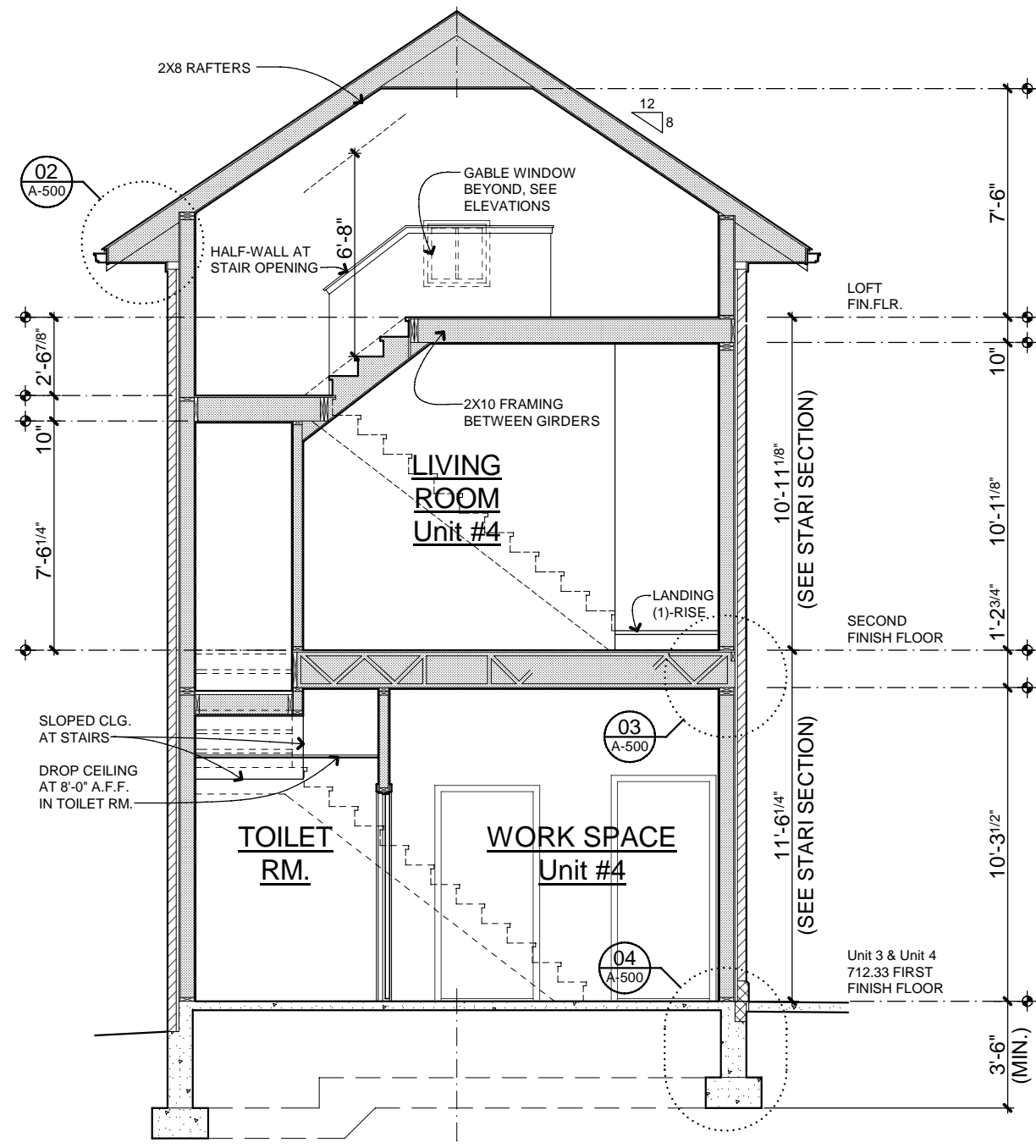
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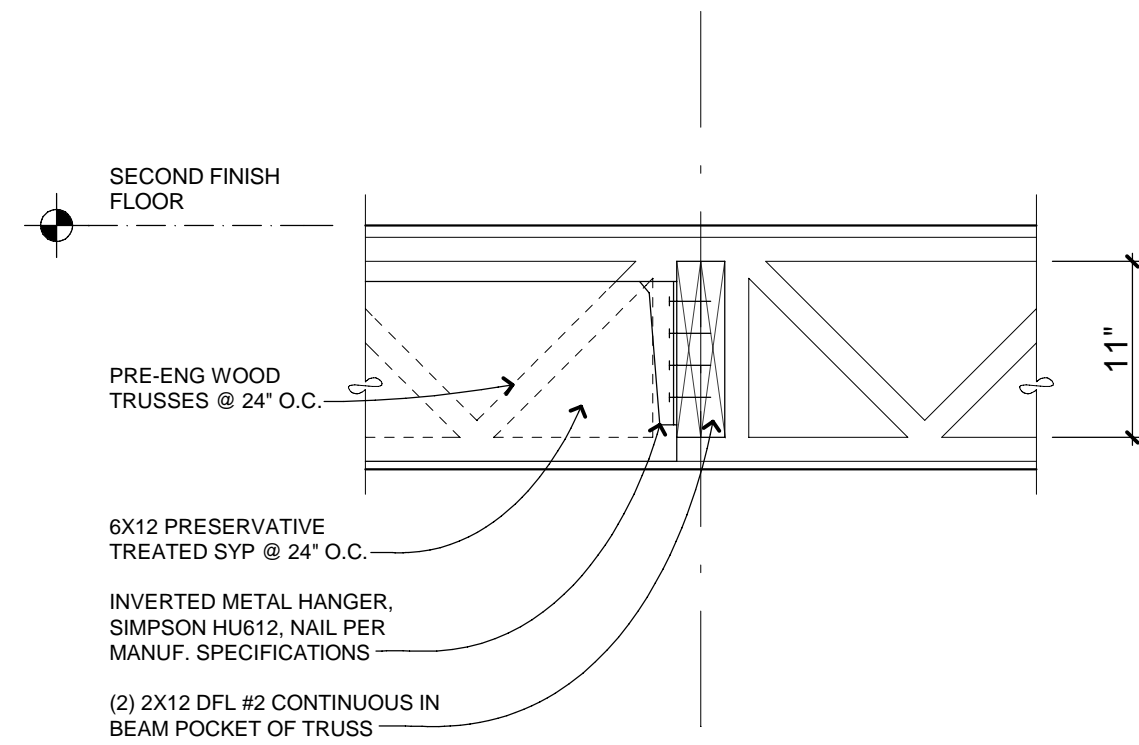
01 BUILDING SECTION
A-301
SCALE: 0' 2' 4' 6' 12' 18'



02 BUILDING SECTION
A-301
SCALE: 0' 2' 4' 6' 12' 18'



03 BUILDING SECTION
A-301
SCALE: 0' 2' 4' 6' 12' 18'



04 BACKSPAN HOLD DOWN FOR
CANTILEVERED BALCONY
A-301
SCALE: 1\"/>

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SHEET TITLE
BUILDING SECTIONS

PROJECT NUMBER
2010-0118

SHEET NUMBER

A-301

SHEET SPECIFIC NOTES

STAIR SECTIONS

01. GENERAL STAIR CONSTRUCTION MATERIALS

11-1/4" TREADS
1X8 RISERS
2X12 STRINGERS

02. STAIR DIMENSIONS

Stair dimensions for both interior and exterior stairs shall be as dimensioned and noted herein and per the referenced PROJECT CODES, see the GENERAL CONDITIONS on sheet A-000.

- Maximum riser height = 7 3/4". The riser variance shall not exceed 3/8" within any flight of stairs.
- Minimum tread depth = 10" plus nosing.
- Winders shall not be less than 6" at the narrowest point and not less than 10" at a point 12" from the narrowest side of the tread.
- A continuous handrail shall be located on the side where the tread is narrower.
- A nosing of not less than 3/4" and not more than 1 1/4" shall be provided on stairways with solid risers. Nosing is not required with treads greater than 11".

03. HANDRIALS

Handrails shall be provided on one side (less than 44" in width) of stairways having 4 or more risers. A handrail shall be mounted between 34" and 38" above the line of nosing and shall have a minimum of 1-1/2" space between wall and rail. Handrails must extend for the full length of the stair run and shall be returned to the wall or terminate in a newel, post, or safety terminal.

Handrail grip size shall be 1-1/4" to 2" in diameter if the cross section is circular. If the cross section is non-circular, it shall have a perimeter dimension of at least 4" and not more than 6-1/4" with the largest cross sectional dimension not greater than 2-1/4". All handrail edges shall have a minimum of 1/8" radius.

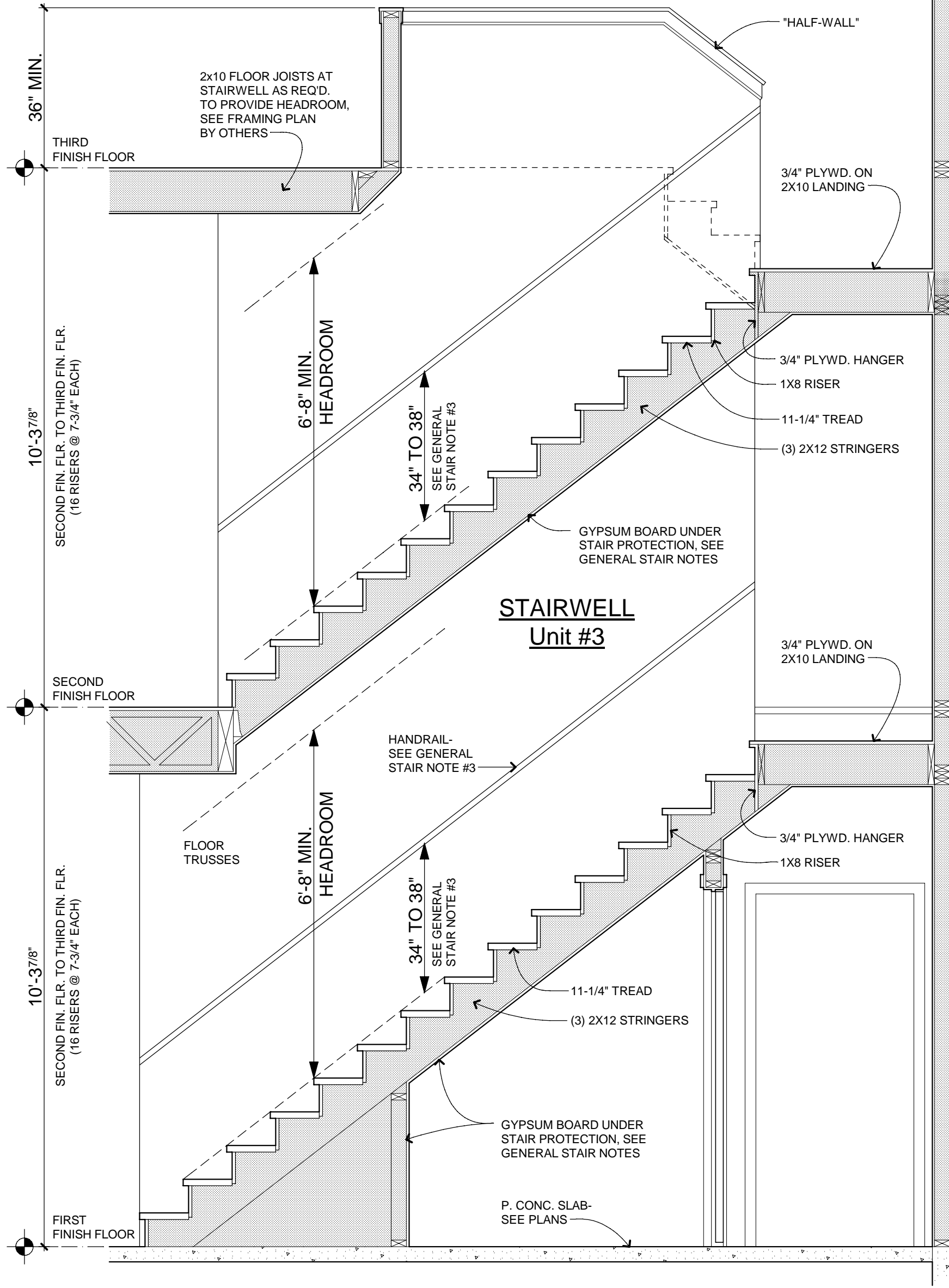
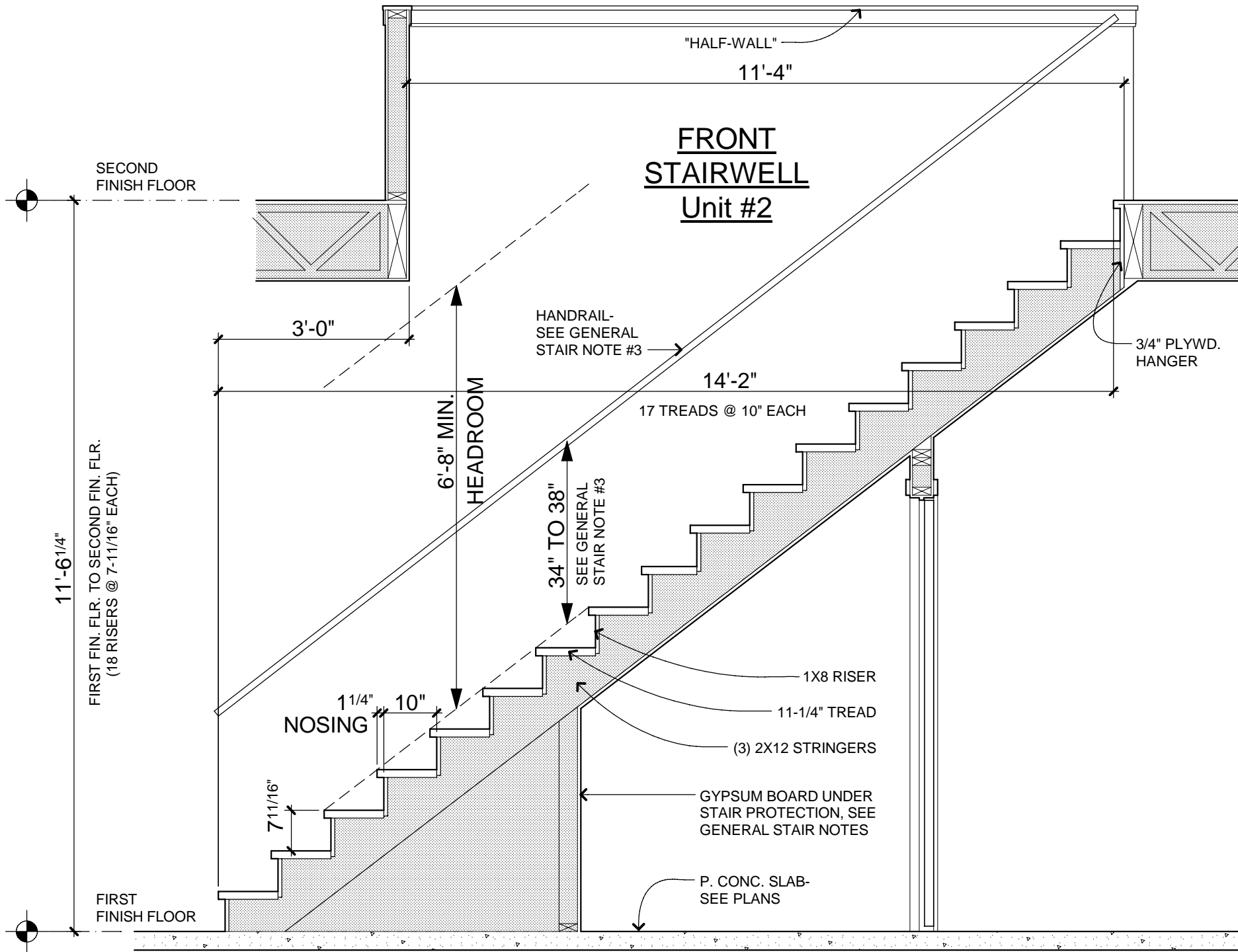
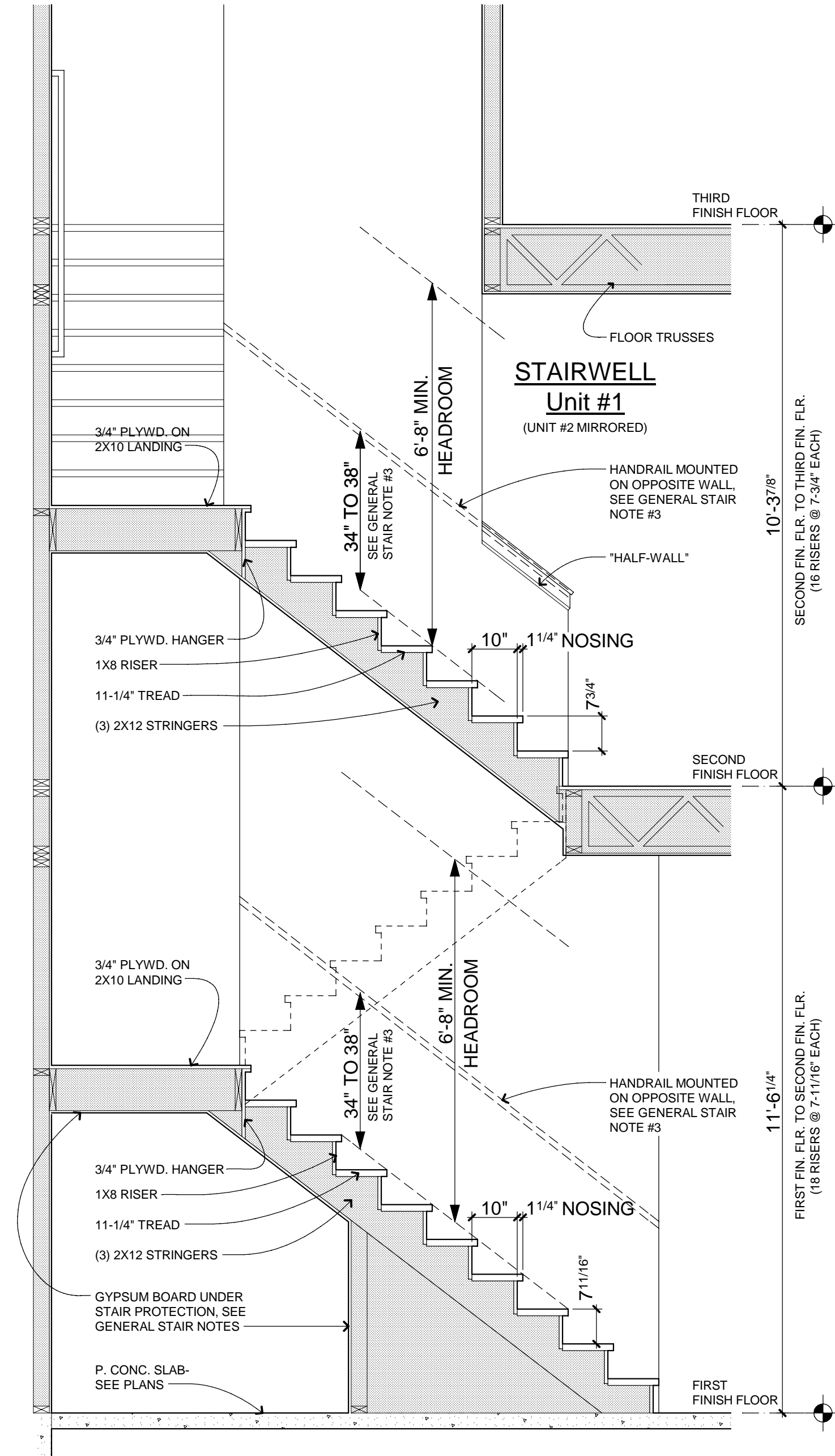
04. GUARDRIALS

Guardrails a minimum 36" in height shall be provided on open sides of porches, balconies, and other raised floor areas located more than 30" above adjacent floor area or grade below.

Guardrails shall be provided on open sides of stairways where the total rise is more than 30" above the adjacent floor area or grade below. Guardrails shall be a minimum of 34" high with spindles spaced such that a sphere of 4" diameter cannot pass between rails.

05. UNDER STAIR FIRE PROTECTION

Under stair protection for enclosed spaces under stairs shall be provided by having walls, under-stair surface, and all soffits protected on the enclosed side with minimum 1/2" non-rated gypsum board.



01 Unit #1 REAR STAIR SECTION

A-302 SCALE: 0' 1' 2' 4' 8'

02 Unit #2 FRONT STAIR SECTION

A-302 SCALE: 0' 1' 2' 4' 8'

03 Unit #3 STAIR SECTION

A-302 SCALE: 0' 1' 2' 4' 8'

Unit #2 MIRROR IMAGE

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SHEET TITLE
STAIR SECTIONS

PROJECT NUMBER
2010-0118

SHEET NUMBER

A-302

SHEET SPECIFIC NOTES

STAIR SECTIONS

01. GENERAL STAIR CONSTRUCTION MATERIALS

11-1/4" TREADS
1X8 RISERS
2X12 STRINGERS

02. STAIR DIMENSIONS

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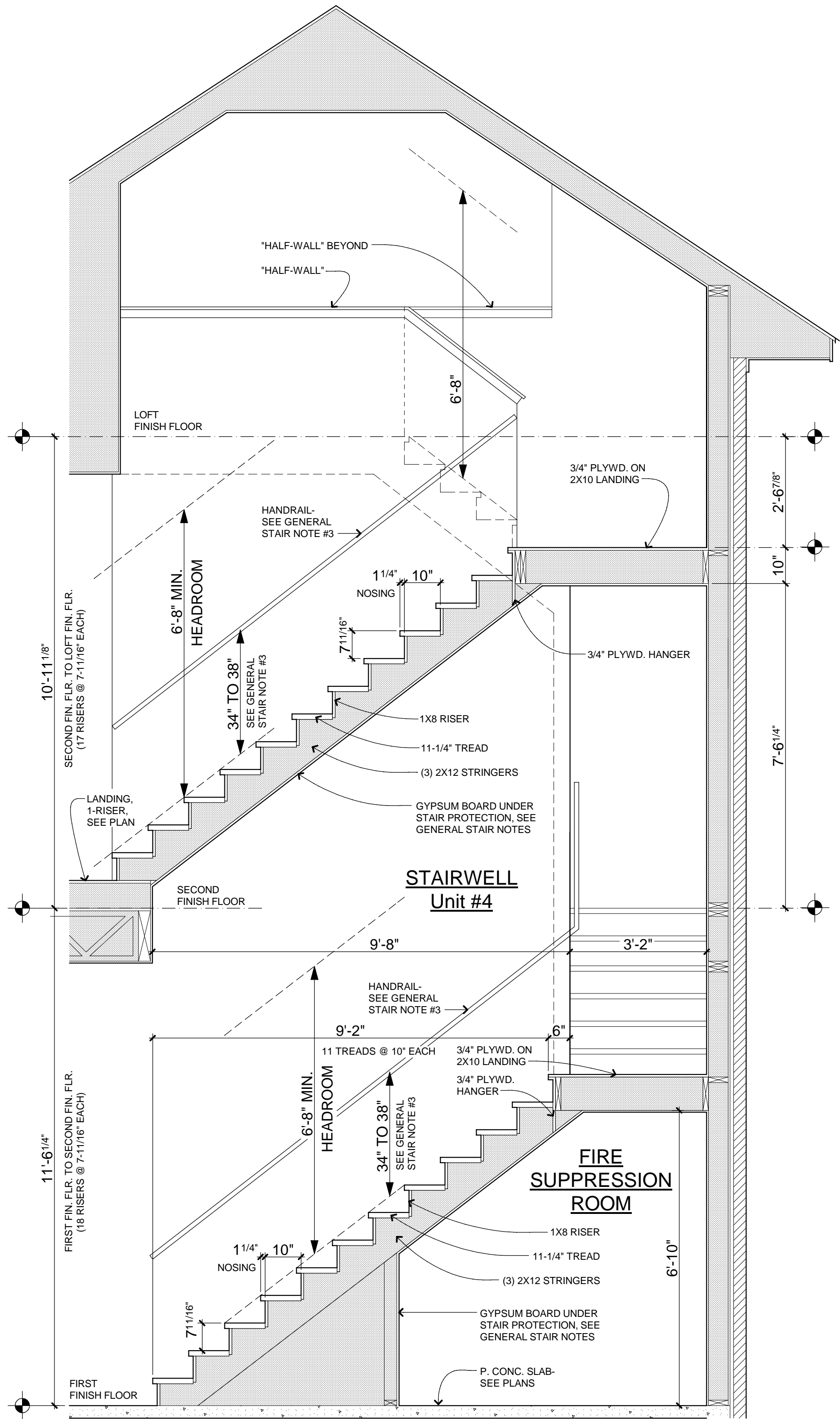
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05. UNDER STAIR FIRE PROTECTION

Under stair protection for enclosed spaces under stairs shall be provided by having walls, under-stair surface, and all soffits protected on the enclosed side with minimum 1/2" non-rated gypsum board.



01 Unit #4 STAIR SECTION

A-303 SCALE: 0' 1' 2' 4' 8'

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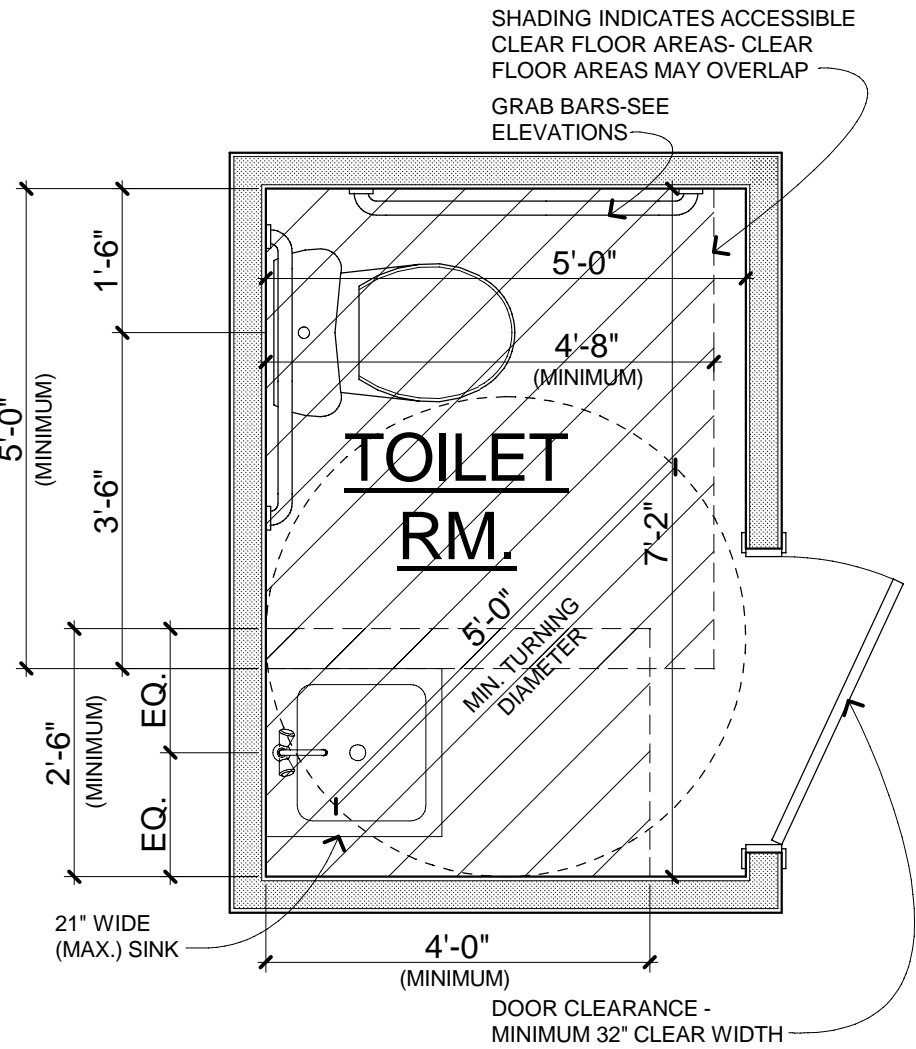
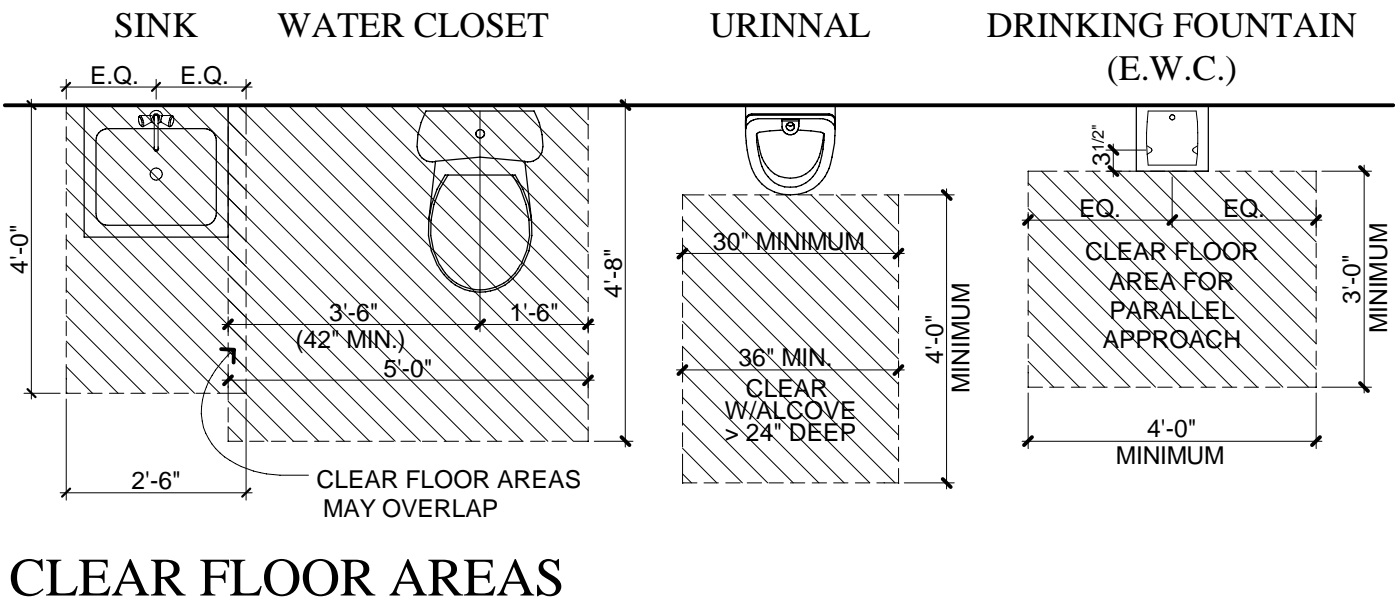
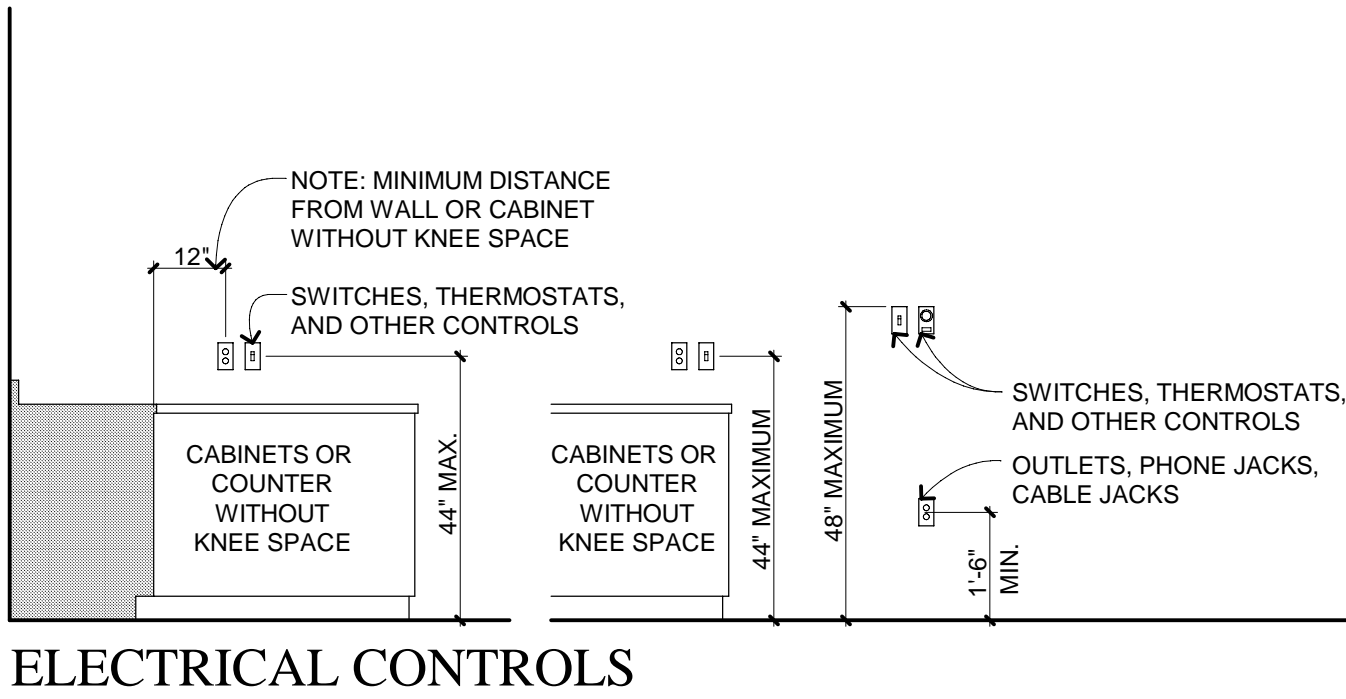
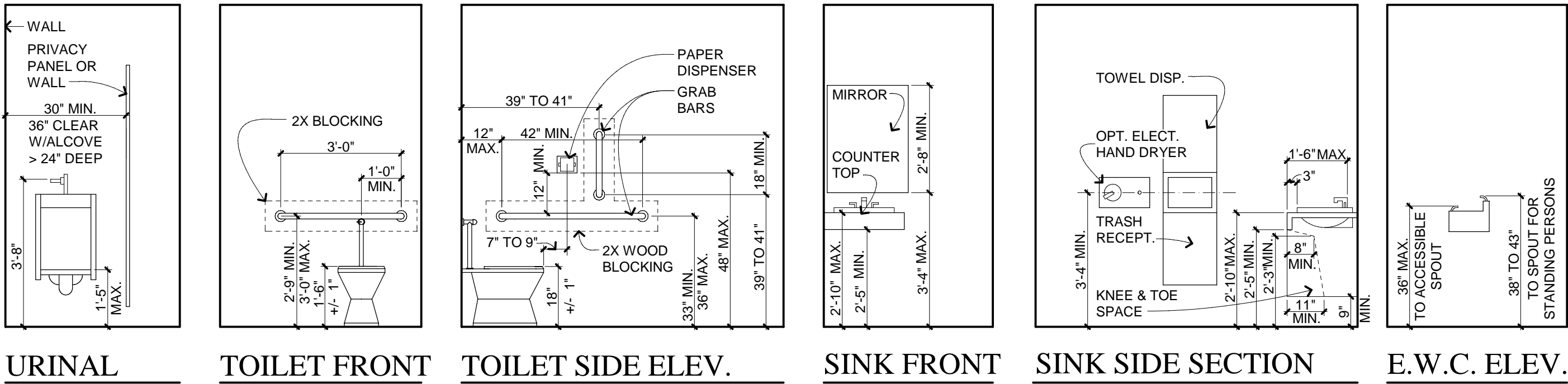
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SHEET TITLE
STAIR SECTIONS

PROJECT NUMBER
2010-0118

SHEET NUMBER

A-303



ACCESSIBLE TOILET ROOM
PLAN DETAIL
SCALE: 1/2" = 1'-0"

SHEET SPECIFIC NOTES

ACCESSIBILITY

01. SCOPE AND APPLICABILITY

The building shall be accessible per the Building Code and 2009 ICC/ANSI A117.1. Where discrepancies and/or conflicts between the details, specifications, or plans occur, the text and figures of the code determined to be applicable by the local building official shall prevail. The scope of the architectural drawings is limited to the improvements within the building envelop. See civil engineering plans by others for all site improvements and required accessible site features/elements.

02. ACCESSIBLE ROUTE and CLEAR WIDTH OF DOORS

All doors and archways on accessible route throughout the first floor level shall provide a minimum of 32" clear width. An accessible route a minimum of 36" wide shall be maintained throughout this level between walls, furniture and/or other fixed objects.

03. DOOR HARDWARE

Door hardware shall be a lever-operated mechanism that does not require tight grasping, pinching, or twisting of the wrist to operate. Hardware should be mounted no higher than 48" above finish floor.

04. TOILET ROOM SIGNAGE

Accessible toilet rooms shall be identified with a tactile sign with letter not less than 1-1/4" ("men", "women" OR "uni-sex") mounted 60" above the floor adjacent to the latch side of the door, an accessibility symbol shall be mounted not more than 96" and not less than 60" above floor.

05. GRAB BAR WALL BLOCKING

Provide wood blocking in all areas for anchorage of grab bars, and wall mounted fixtures, verify locations w/ manufacturer's literature. All trades shall coordinate with the on site superintendent.

06. GRAB BARS

Grab bar shall be min. 1-1/4" to 1-1/2" diameter mounted w/ 1-1/2" between bar and wall surface and installed where shown in the details, toilet room elevations, and/or as required by the applicable code, see scope and applicability above.

07. FAUCET CONTROLS

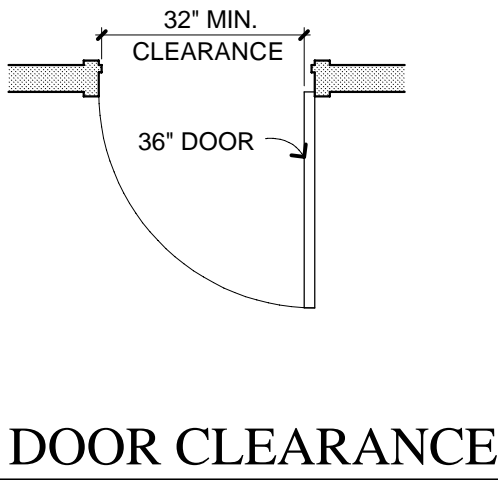
Faucet controls shall be either lever type w/ a min. 2" handle length or a metering type valve requiring less than 5 lbs. of pressure to operate.

08. ELECTRICAL CONTROLS

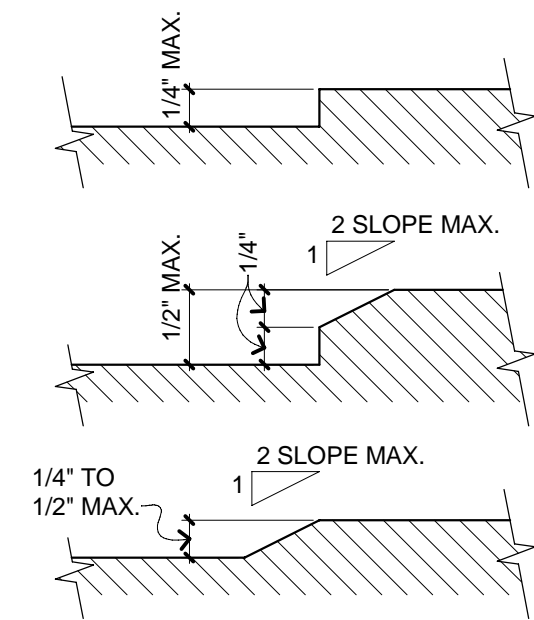
Electrical controls and power sources for public use shall be provided within accessible reach ranges, see details.

LEGEND/SYMBOLS

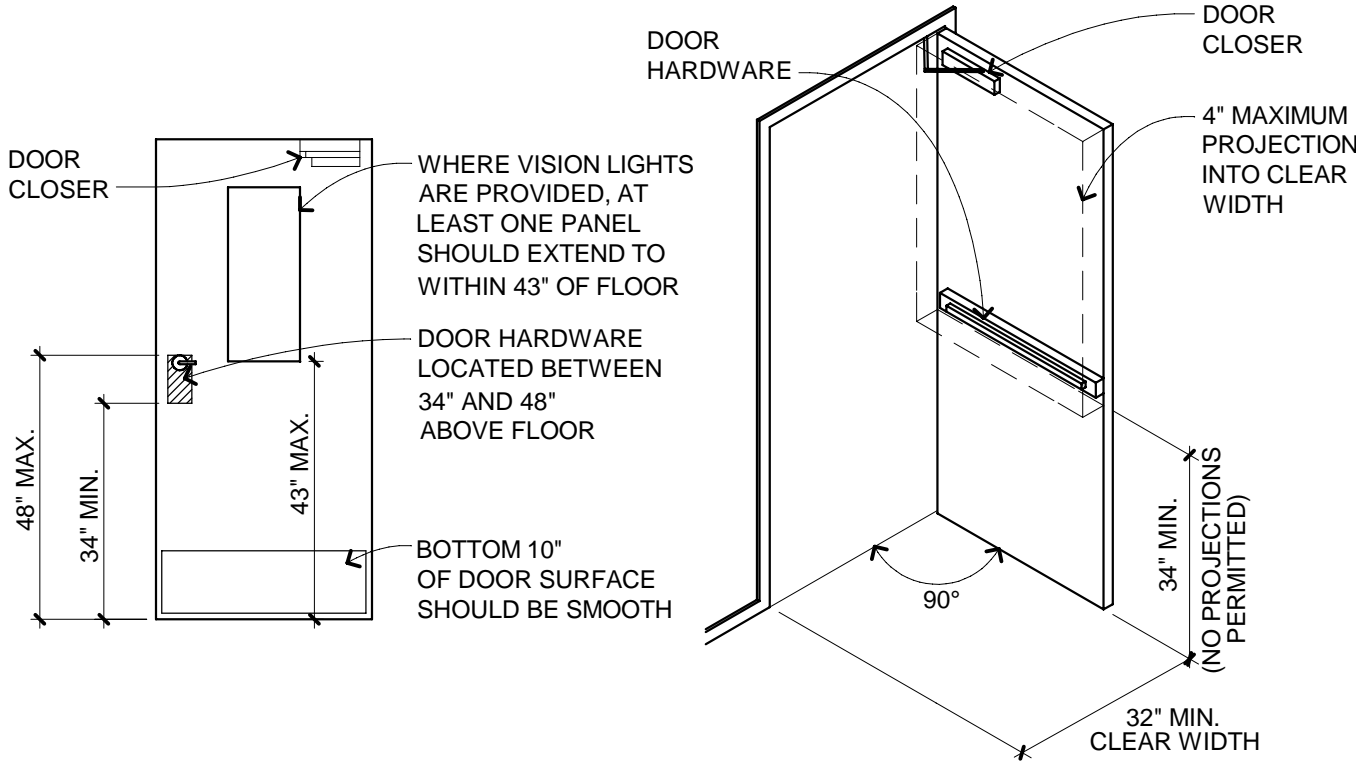
SYMBOL	DESCRIPTION
ROOM	ROOM NAME
S.D.	SMOKE DETECTOR
C.M.D.	CARBON MONOXIDE DETECTOR
EXH. FAN	CEILING EXHAUST FAN
F.D.	FLOOR DRAIN
3060 SH	SIZE: 3'-0" W x 6'-0" H WINDOW TAG DESCRIPTION
3068 STL INSUL	SIZE: 3'-0" W x 6'-8" H DOOR TAG DESCRIPTION
ELEV. +0'-0"	ELEVATION TAG
00 A-000	DRAWING NUMBER DRAWING TAG SHEET NUMBER
00 A-000	DRAWING NUMBER BUILDING SECTION TAG SHEET NUMBER
00 A-000	DRAWING NUMBER CONSTRUCTION DETAIL TAG SHEET NUMBER
00 A-000	DRAWING NUMBER SHEET NUMBER
00 A-000	DRAWING NUMBER FIRE RATED ASSEMBLY DETAIL TAG SHEET NUMBER
A-100	SHEET IDENTIFICATION TAG
0 - TITLE SHEET, SPECIFICATIONS, SCHEDULES	SHEET INDEX NUMBER
1 - PLANS	DRAWING TYPE DESIGNATION
2 - ELEVATIONS	
3 - SECTIONS	
4 - LARGE SCALE PARTIAL VIEWS	
5 - DETAILS	
DISCIPLINE DESIGNATION (A = ARCHITECTURAL)	



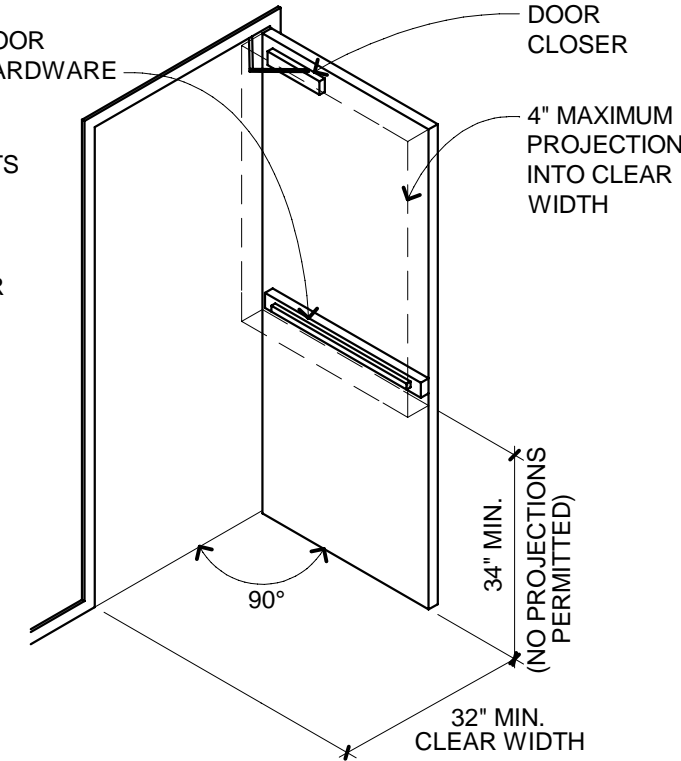
DOOR CLEARANCE



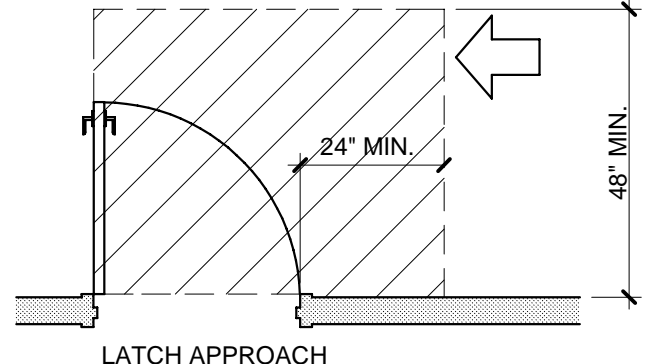
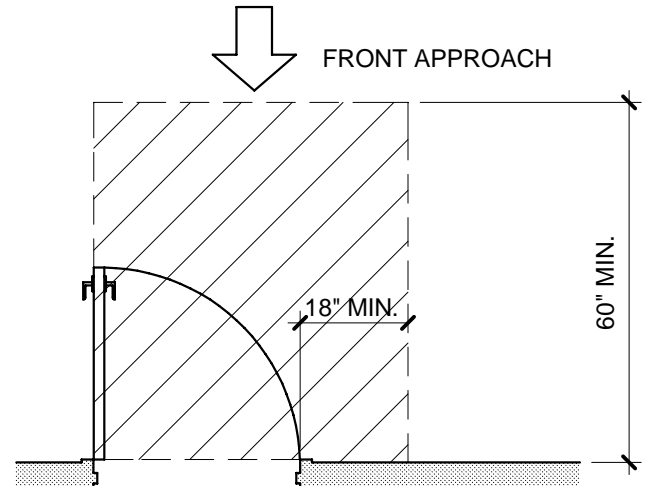
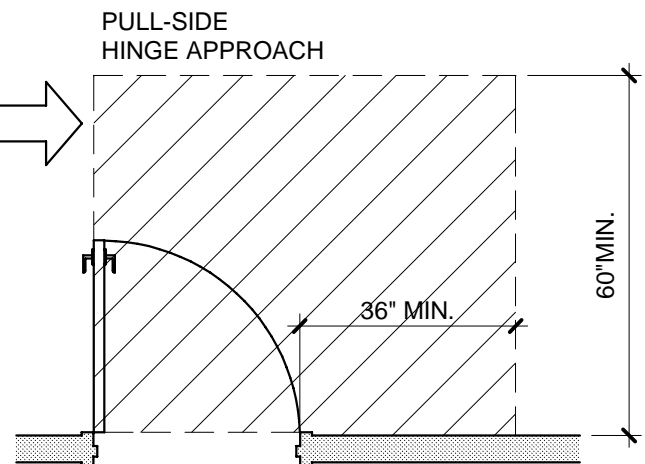
GENERAL ACCESSIBILITY
AT LEVEL CHANGES



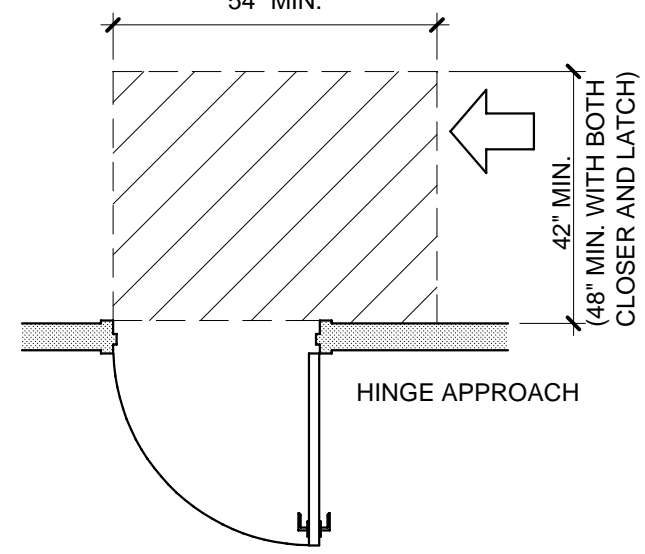
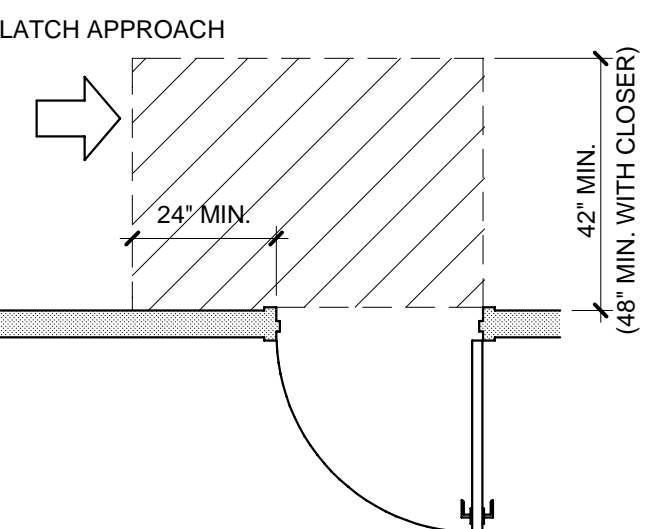
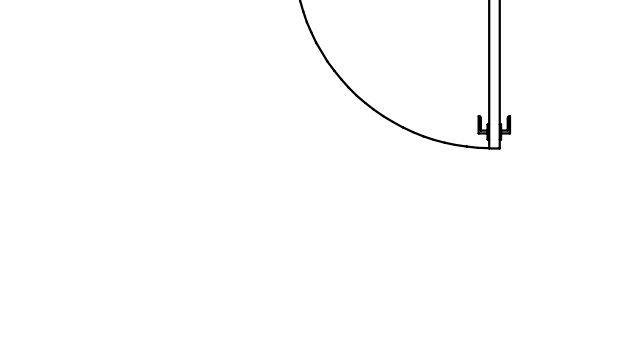
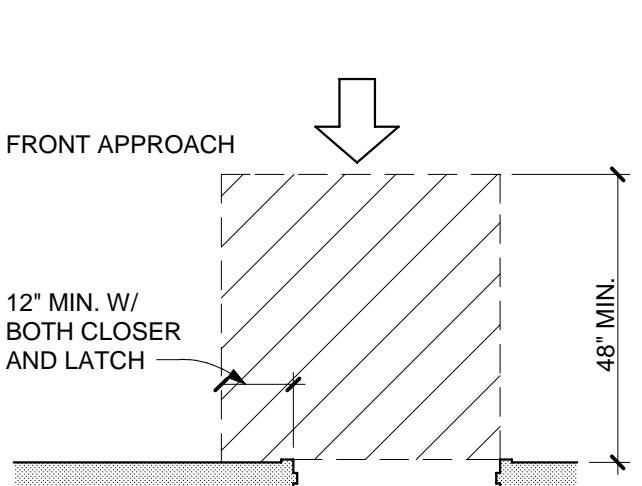
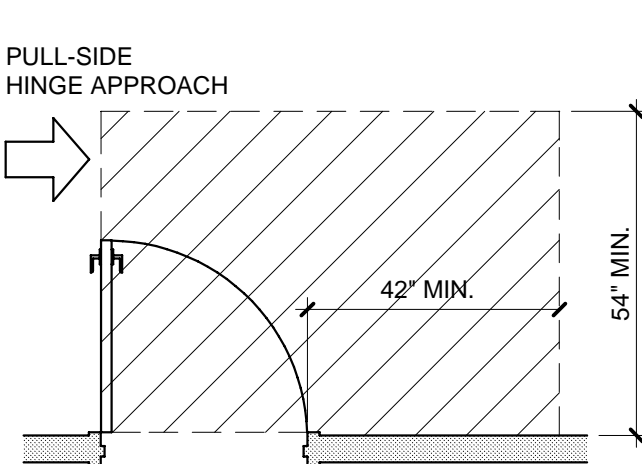
ACCESSIBLE
DOOR FEATURES



PROJECTIONS
INTO CLEAR WIDTH



MANEUVERING CLEARANCE AT DOORS



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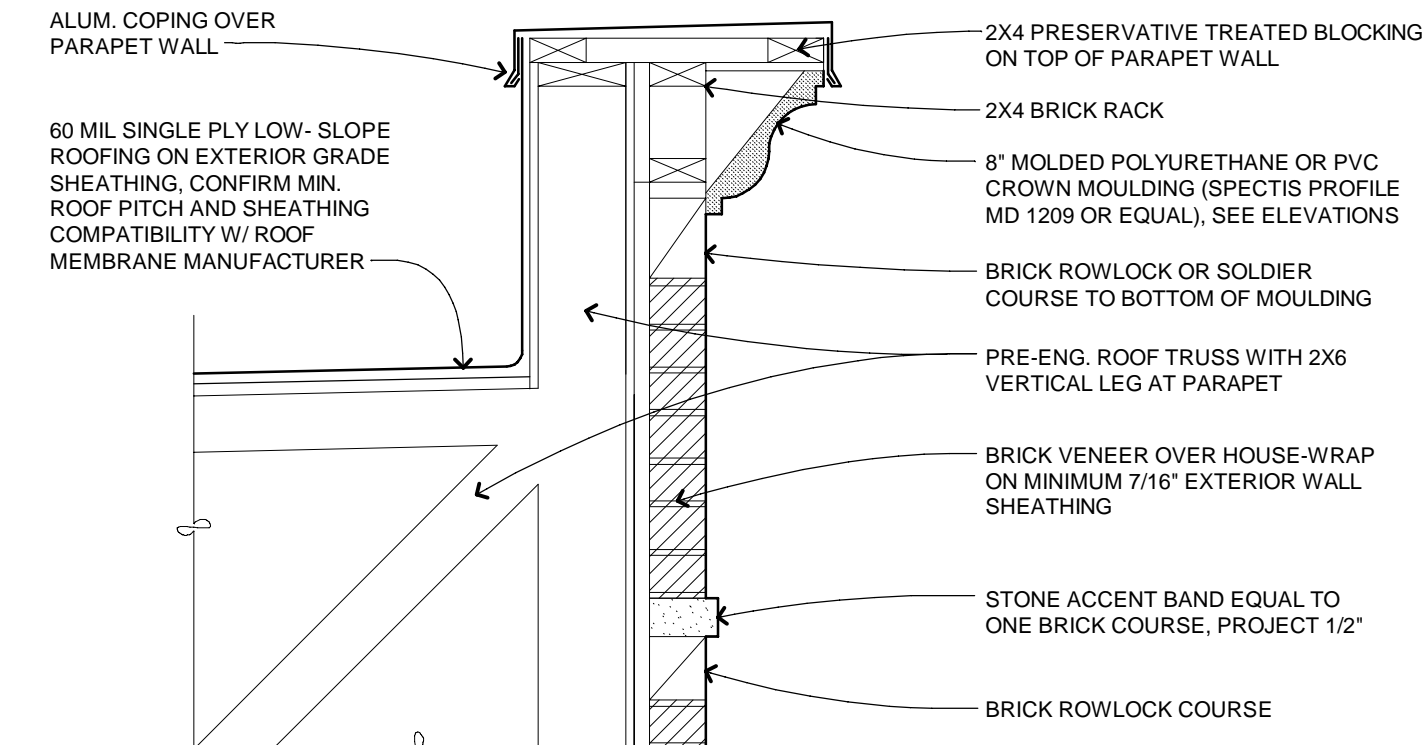
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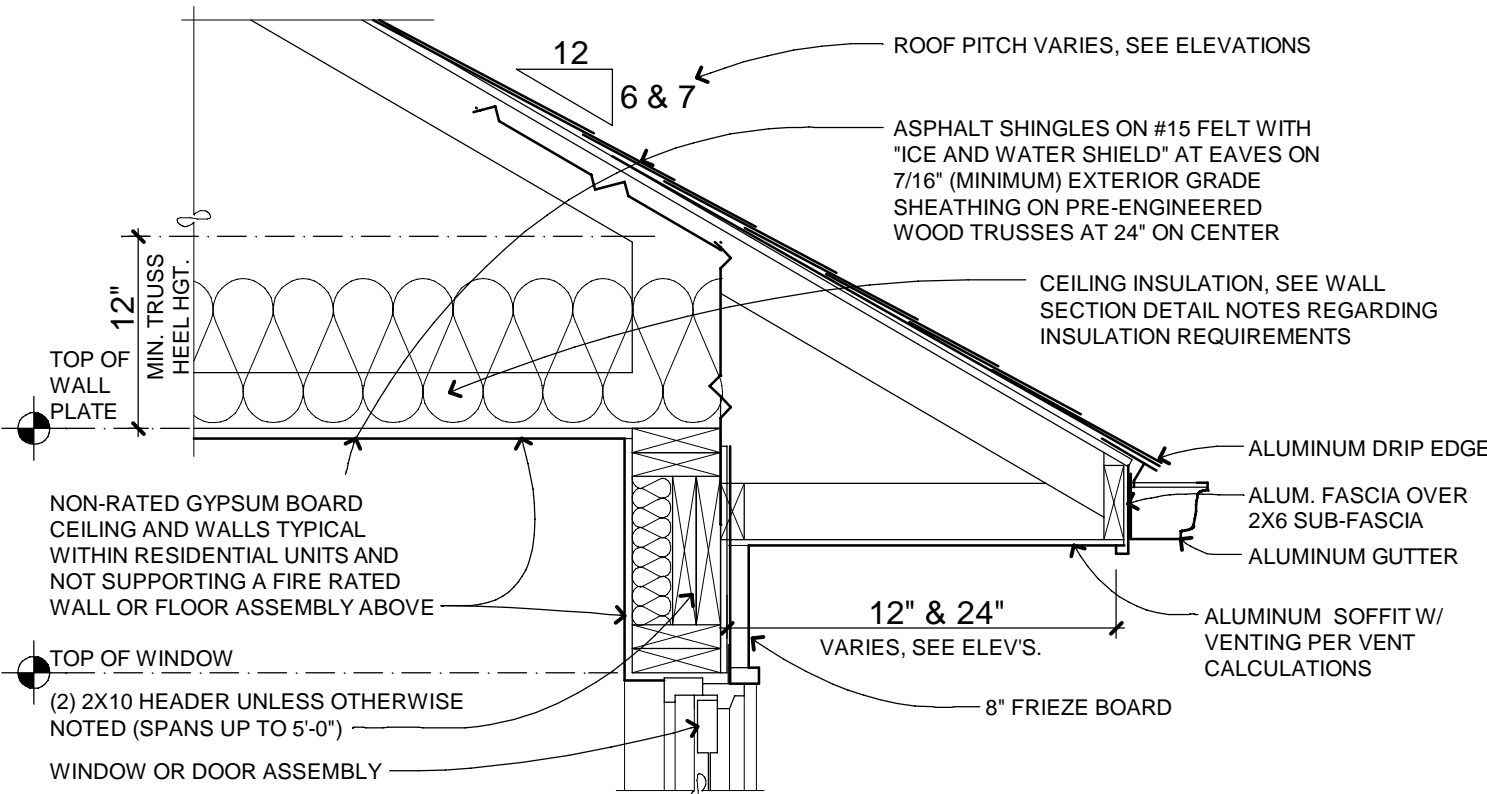
SHEET TITLE
ACCESSIBILITY
DETAILS
PROJECT NUMBER
2010-0118
SHEET NUMBER

A-400



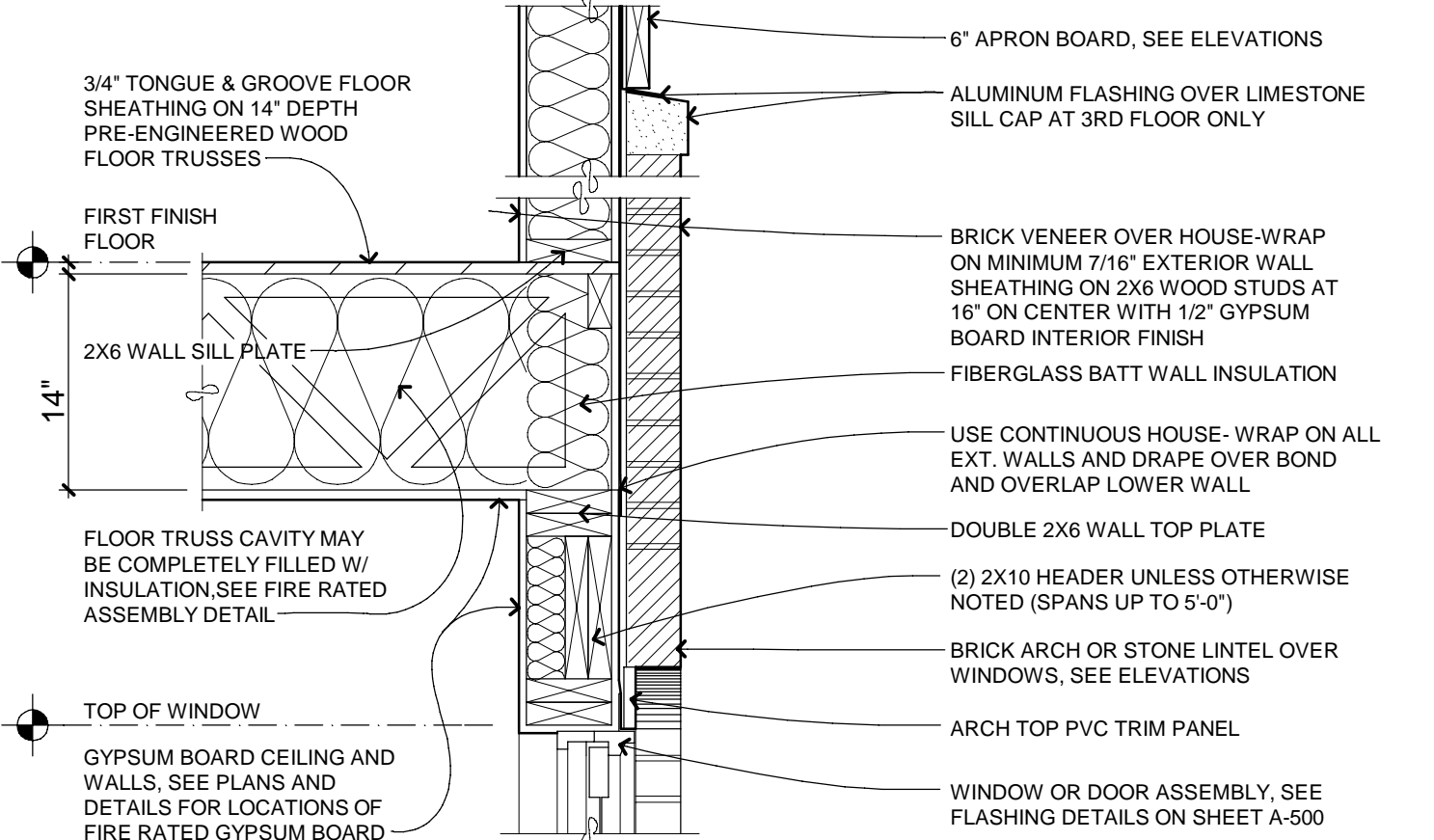
01 EXTERIOR WALL at ROOF

A-500 SCALE: 1" = 1'-0"



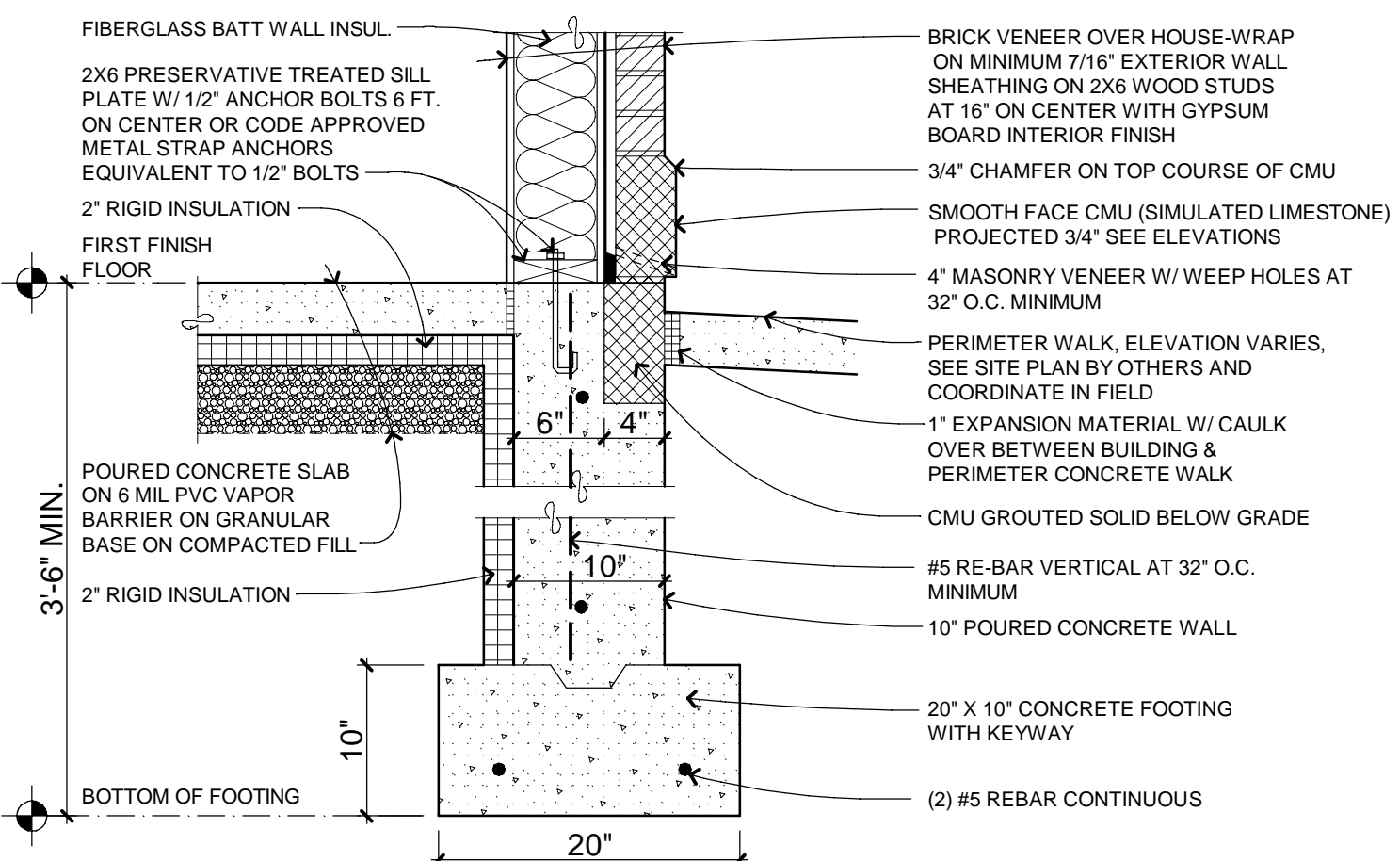
02 EXTERIOR WALL at ROOF

A-500 SCALE: 1" = 1'-0"



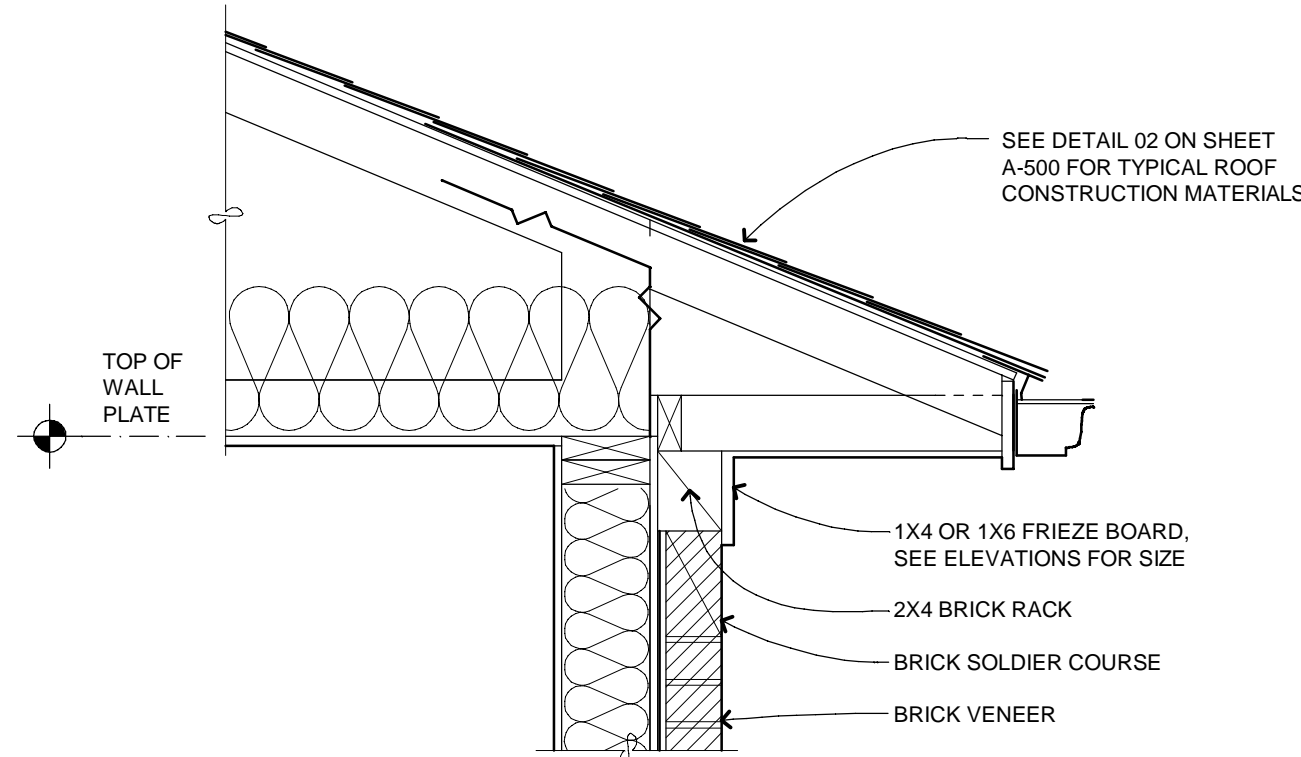
03 EXTERIOR WALL AT 2nd & 3rd FLOOR

A-500 SCALE: 1" = 1'-0"



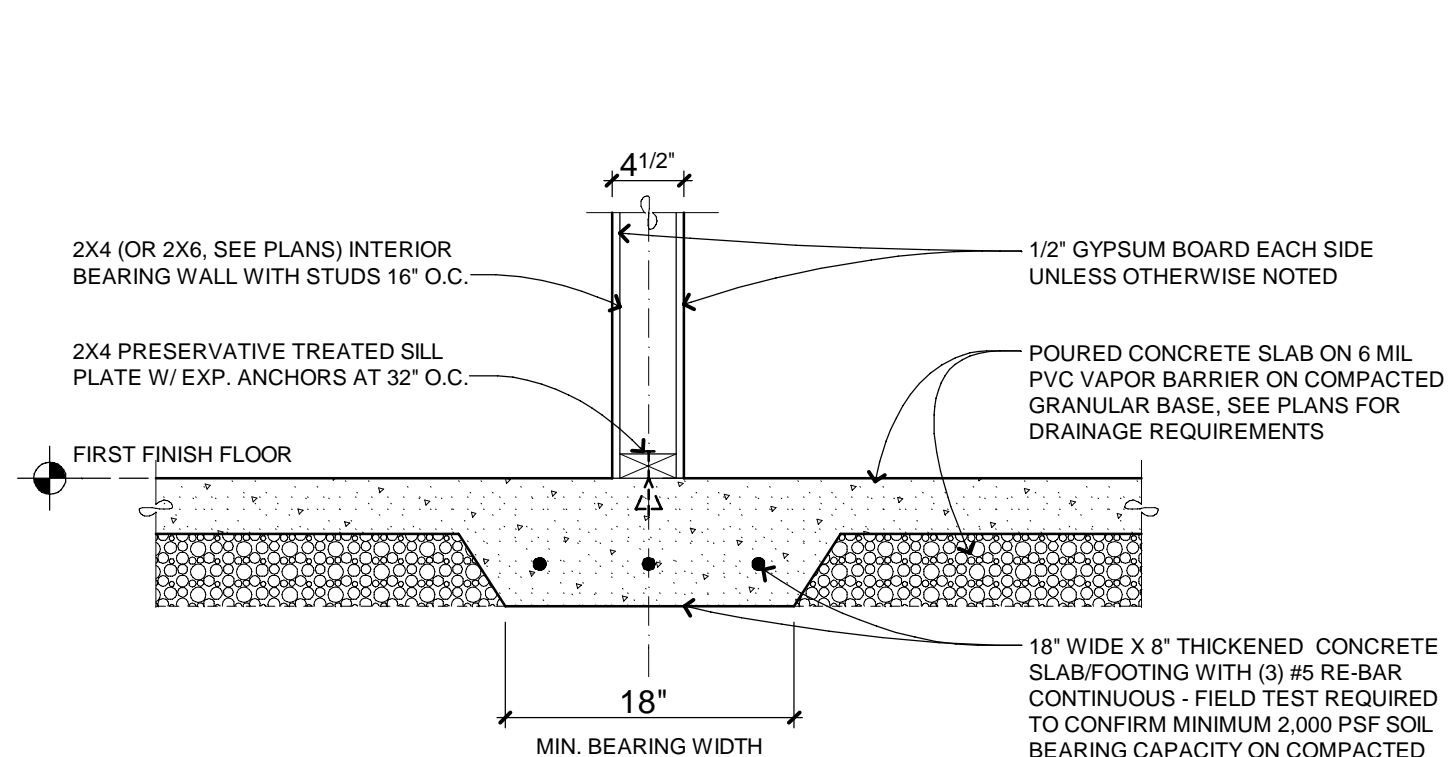
04 EXTERIOR WALL AT FIRST FLOOR

A-500 SCALE: 1" = 1'-0"



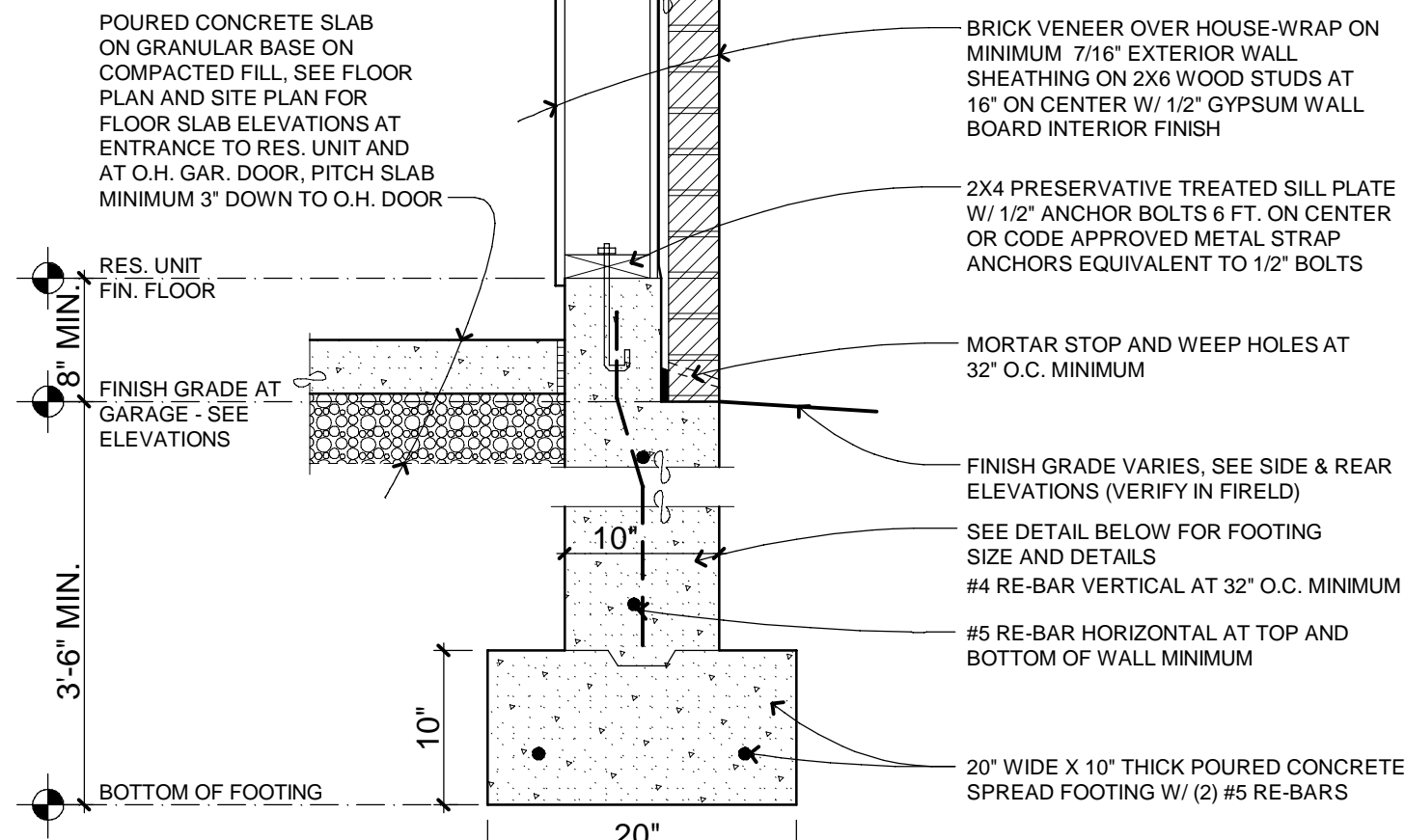
05 BRICK RACK at ROOF OVERHANG

A-500 SCALE: 1" = 1'-0"



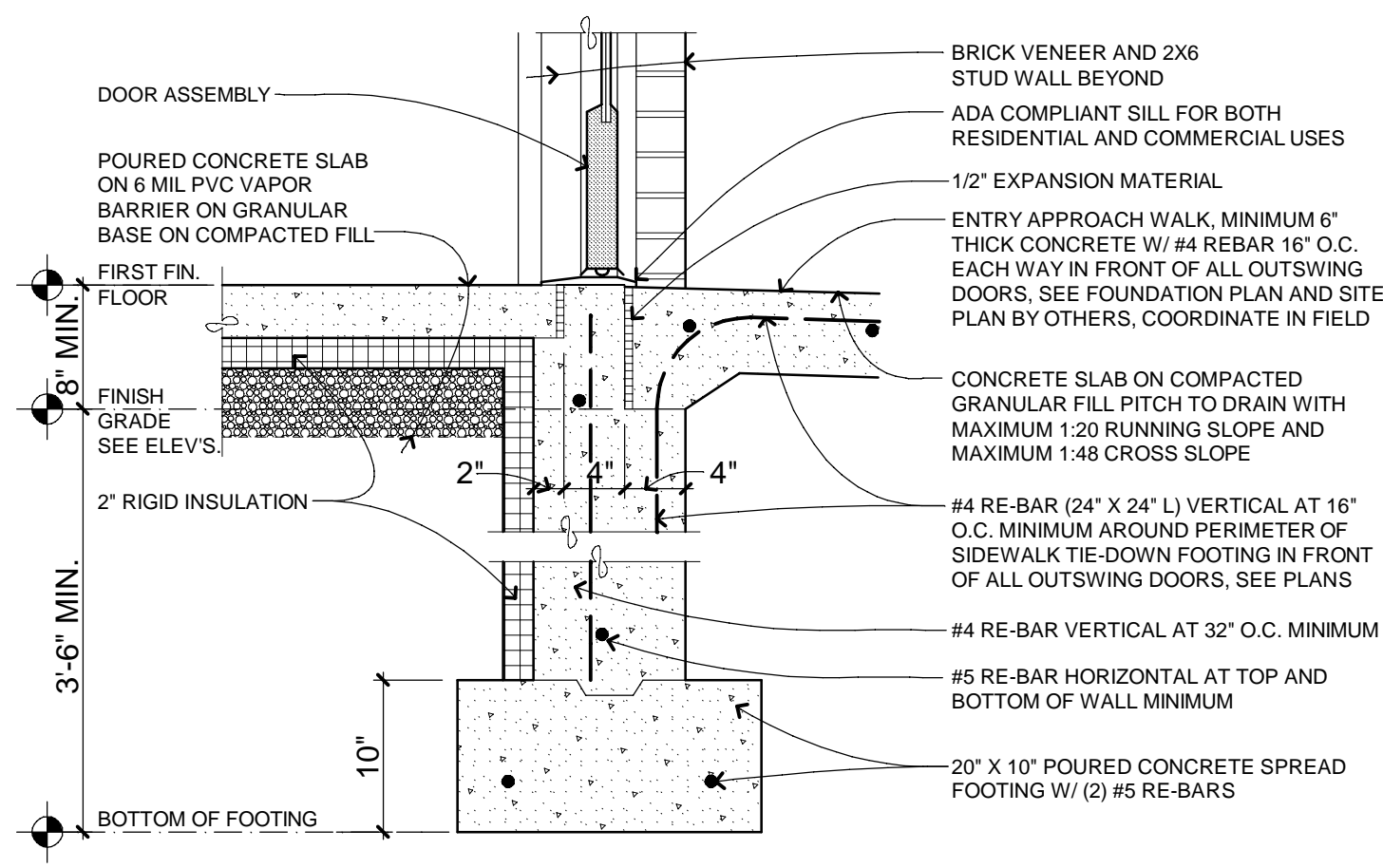
06 THICKENED SLAB at BEARING WALL

A-500 SCALE: 1" = 1'-0"



07 BRICK LEDGE AT GARAGE WALL

A-500 SCALE: 1" = 1'-0"

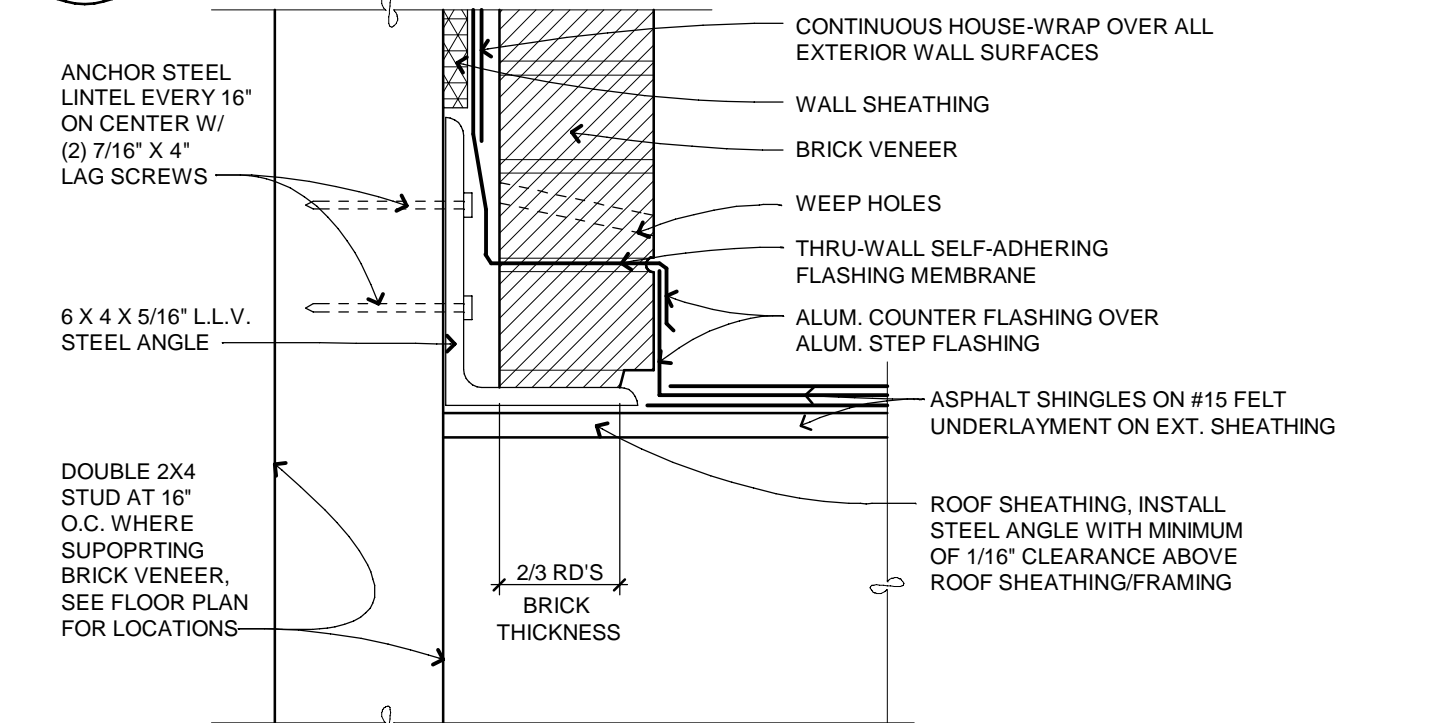


08 EXTERIOR BRICK WALL at DOOR SILL

A-500 SCALE: 1" = 1'-0"

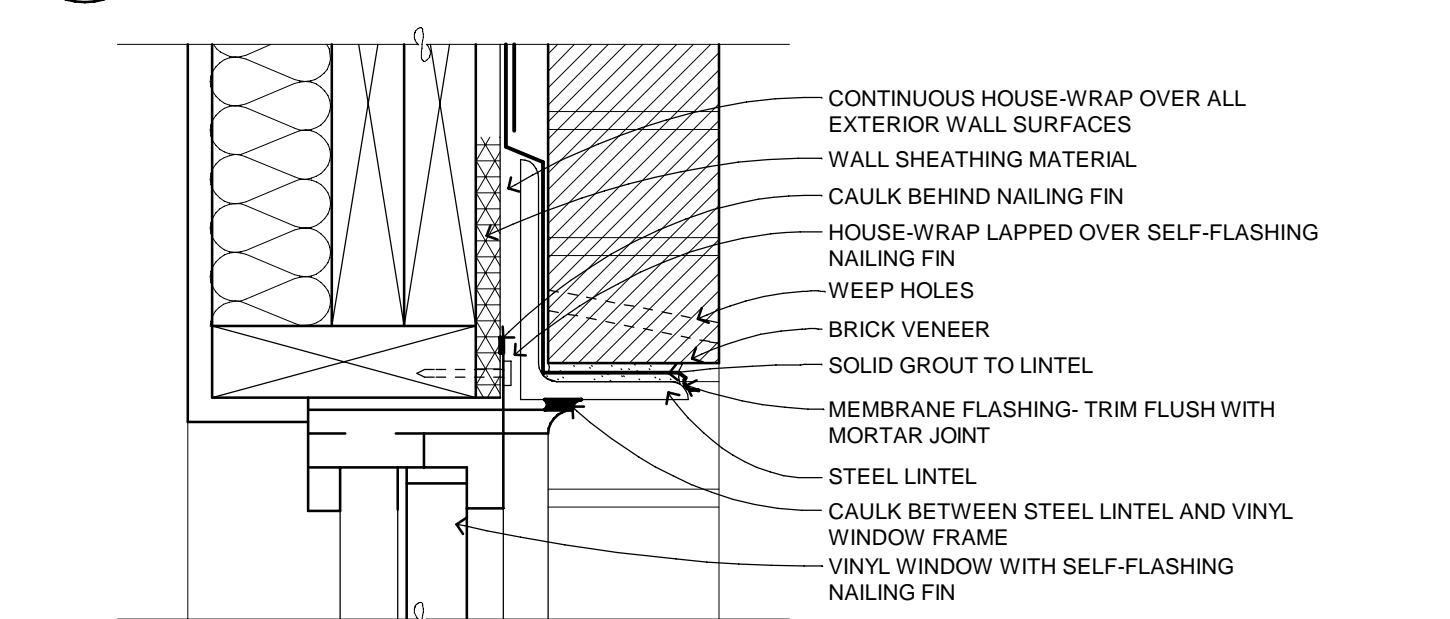
09 MOVEMENT JOINT DETAIL

A-502 SCALE: 1" = 1'-0"



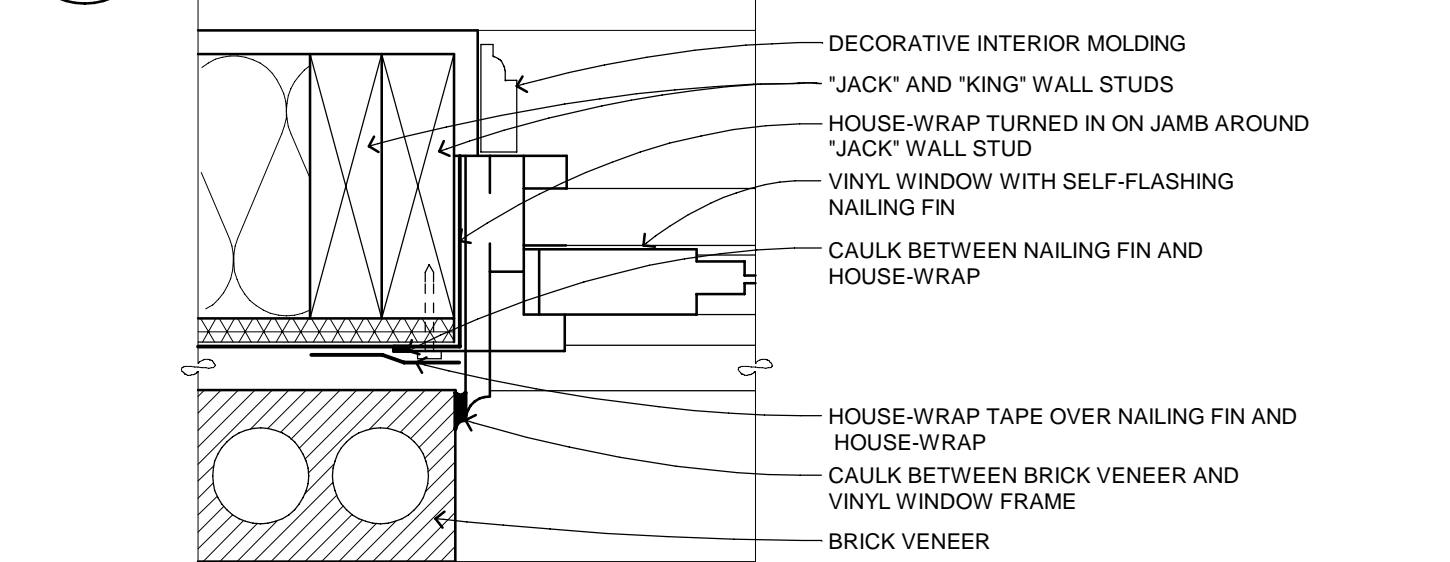
10 BRICK SUPPORTED BY WOOD ON STEEL LINTEL

A-502 SCALE: 1" = 1'-0"



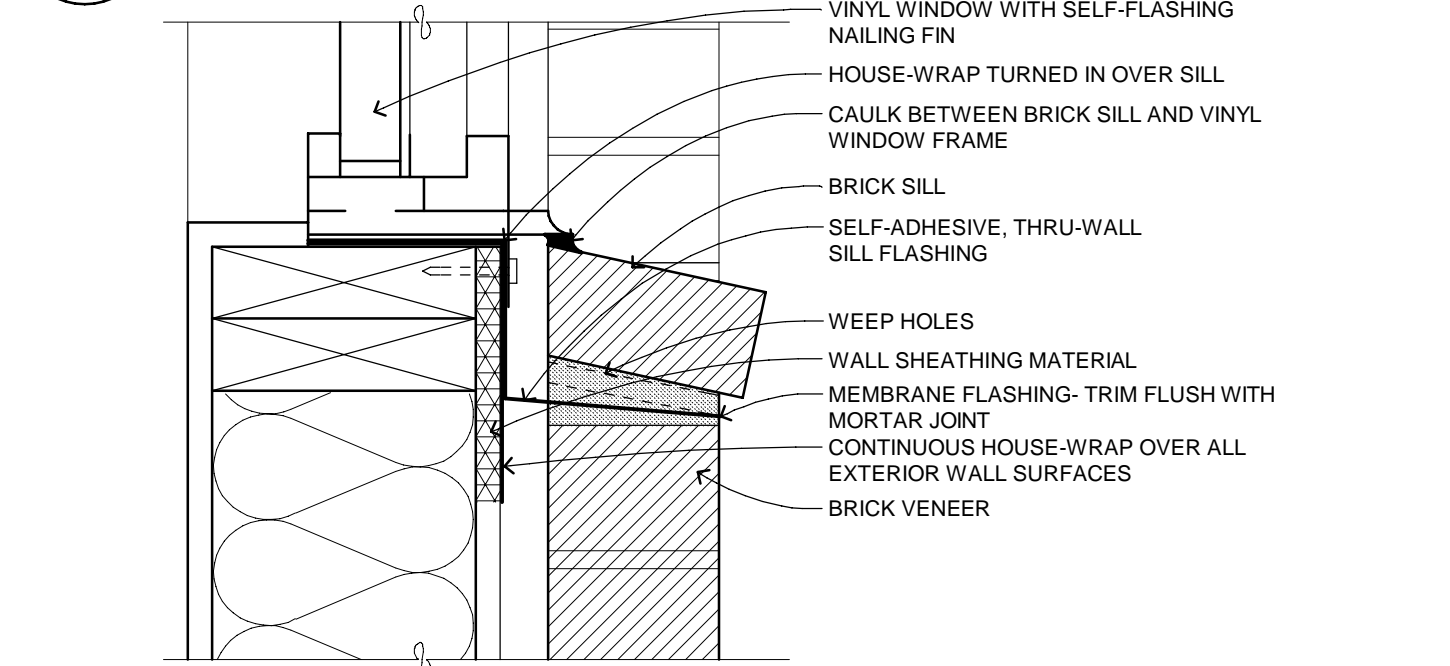
11 WINDOW HEAD DETAIL

A-500 SCALE: 3" = 1'-0"



12 WINDOW JAMB DETAIL

A-500 SCALE: 3" = 1'-0"



13 WINDOW SILL DETAIL

A-500 SCALE: 3" = 1'-0"

SHEET SPECIFIC NOTES

WALL SECTION DETAILS

01. GENERAL

See BIDDING SPECIFICATIONS, STRUCTURAL NOTES, and GENERAL NOTES on sheet A-001 for QUALITY ASSURANCE, PERFORMANCE, STRUCTURAL, and GENERAL REQUIREMENTS in addition to the notes below and on the wall section details.

02. INSULATION

See GENERAL NOTES on sheet A-001 regarding compliance alternatives for the thermal envelope including insulation and construction materials/details that may be required subject to the final compliance option selected. Requirements of the ENERGY AUDIT, if applicable, shall be coordinated between the construction trades by the Applicant/Builder and the Energy Auditor. The Architect shall be notified of the compliance option selected and if any resulting revisions to the plans and details shown herein are required.

03. WINDOW FLASHING

Verify with window manufacturer that the window nailing fin is self flashing (per the PROJECT CODES) having a continuous lap of not less than 1/8" over sheathing material around perimeter of the opening, otherwise additional flashing is required. Coordinate any additional flashing with the Applicant/Builder and Architect.

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PROJECT THE PENINSULA NEIGHBORHOOD LIVE-WORKS

LOT #117 - (4) UNIT BLDG.

CLIENT
THE PENINSULA
DEVELOPMENT
CORP., LLC
1188 Foster Road
Iowa City, IA 52245

CLIENT REPRESENTATIVE
Patrick Stewart

THE PENINSULA
NEIGHBORHOOD

ISSUED FOR	DATE
CLIENT & PNARB REVIEW	02.28.2011
CLIENT REVIEW	01.20.2014
PNARB, BIDDING & PERMITS	02.04.2014
REVISED PERMITS	02.26.2014
REVISED PERMITS	03.14.2014
REVISED PERMITS	03.18.2014
FOR CONSTRUCTION	04.04.2014
rev. french+gress door-unit 3	05.15.2014
rev. mezz.+bonus rm-unit 3	05.28.2015
rev. bonus rm-unit 3-res. use	06.03.2015
rev. AS-BUILT-Units 3 and 4	06.23.2015

SCALE
DO NOT SCALE DRAWINGS
USE FIGURED DIMENSIONS ONLY.
REDUCED SIZE REPRODUCTIONS MAY
HAVE ALTERED THE SCALE AS NOTED
ON THE DOCUMENTS HEREIN.

SHEET TITLE
WALL SECTION
DETAILS
PROJECT NUMBER
2010-0118

SHEET NUMBER

A-500

DESIGN NO. U305

BEARING WALL RATING - 1 HR.
SOUND RATING - 35 TO 38 STC SOUND RATING PER GA FILE NO. WP 3520 (TESTED WITHOUT INSULATION)

1. NAILHEADS - EXPOSED OR COVERED WITH JOINT COMPOUND.

2. JOINTS - EXPOSED OR COVERED WITH FIBER TAPE AND JOINT COMPOUND, EXCEPT WHERE REQUIRED FOR SPECIFIC EDGE CONFIGURATION. FOR TAPERED, ROUNDED-EDGE WALLBOARD, JOINTS COVERED WITH JOINT COMPOUND OR FIBER TAPE AND JOINT COMPOUND.

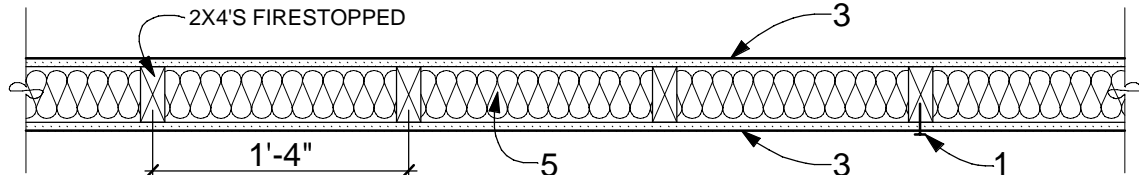
3. WALLBOARD, GYPSUM * - 5/8 IN. THICK WALLBOARD ** PAPER OR VINYL SURFACED, WITH BEVELED, SQUARE, OR TAPERED EDGES, APPLIED EITHER HORIZONTALLY OR VERTICALLY. WALLBOARD NAILED 7 IN. O.C. WITH 6D CEMENT COATED NAILS 1-7/8 IN. LONG, 0.0915 IN. SHANK DIA. AND 1/4 IN. DIA. HEADS. WHEN USED IN WIDTHS OF OTHER THAN 48 IN., WALLBOARD IS TO BE INSTALLED HORIZONTALLY.

4. STEEL CORNER FASTENERS - (OPTIONAL, NOT SHOWN).

5. BATTS AND BLANKETS * (OPTIONAL) GLASS FIBER OR MINERAL WOOL INSULATION.

* BEARING THE UL CLASSIFICATION MARKING

** SEE UL DIRECTORY FOR APPROVED GYPSUM BOARD TYPES AND MANUFACTURERS



UL DESIGN NO. U305

1-HOUR FIRE-RATED WALL

01 A-510 NOT TO SCALE SUPPORTING CONSTRUCTION

DESIGN NO. U356

BEARING WALL RATING - 1 HR.

1. NAILHEADS - EXPOSED OR COVERED WITH JOINT COMPOUND.

2. JOINTS - WALL BOARD JOINTS COVERED WITH TAPE AND JOINT COMPOUND.

3. WALLBOARD, GYPSUM * - 5/8 IN. THICK WALLBOARD ** PAPER OR VINYL SURFACED, WITH BEVELED, SQUARE, OR TAPERED EDGES, APPLIED EITHER HORIZONTALLY OR VERTICALLY. WALLBOARD NAILED 7 IN. O.C. WITH 6D CEMENT COATED NAILS 1-7/8 IN. LONG, 0.0915 IN. SHANK DIA. AND 1/4 IN. DIA. HEADS. WHEN USED IN WIDTHS OF OTHER THAN 48 IN., WALLBOARD IS TO BE INSTALLED HORIZONTALLY.

4. STEEL CORNER FASTENERS - (OPTIONAL, NOT SHOWN).

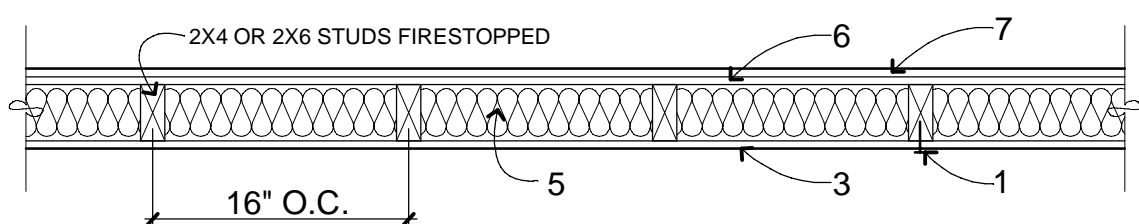
5. BATTS AND BLANKETS * MINERAL FIBER OR GLASS FIBER INSULATION, 3-1/2" THICK, PRESSURE FIT TO FILL WALL CAVITIES BETWEEN STUDS AND PLATES. MINERAL FIBER INSULATION TO BE UNFACED AND TO HAVE A MIN DENSITY OF 3 PCF. GLASS FIBER INSULATION TO BE FACED WITH ALUMINUM FOIL OR KRAFT PAPER AND TO HAVE A MIN. DENSITY OF 0.9 PCF.

6. WOOD STRUCTURAL PANEL SHEATHING- MIN. 7/16" THICK, 4FT. WIDE APA RATED SHEATHING EXPOSURE 1, PLYWOOD OR ORIENTED STRAND BOARD (OSB) INSTALLED WITH LONG DIMENSION OF SHEET PARALLEL WITH OR PERPENDICULAR TO STUDS. ATTACH TO STUDS ON EXTERIOR SIDE OF WALL WITH 6d CEMENT COATED BOX NAILS SPACED 6" O.C. AT PERIMETER OF PANELS AND 12" O.C. ALONG INTERIOR STUDS.

7. EXTERIOR FACINGS- VINYL SIDING, PARTICLE BOARD SIDING, WOOD STRUCTURAL PANEL OR LAP SIDING, CEMENTITIOUS STUCCO, BRICK VENEER, OR EXTERIOR INSULATION AND FINISH SYSTEM (EIFS).

* BEARING THE UL CLASSIFICATION MARKING

** SEE UL DIRECTORY FOR APPROVED GYPSUM BOARD TYPES AND MANUFACTURERS



UL DESIGN NO. U356

(STRUCTURAL EXTERIOR WALL RATED FOR EXPOSURE FROM INSIDE ONLY)

1-HR FIRE-RATED EXTERIOR WALL

02 A-510 NOT TO SCALE SUPPORTING CONSTRUCTION

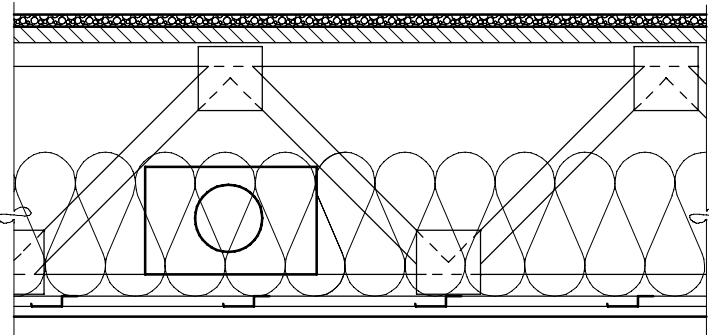
UL DESIGN NO. L 550 (MAY 09, 2011) OR UL NO. L563 (JULY 07, 2011) OR UL NO. 579 (MAY 09, 2011)

PROPRIETARY (UNITED STATES GYPSUM CO.) UNRESTRAINED ASSEMBLY RATING - 1 HR.

ONE LAYER OF 5/8" USG TYPE "C" GYPSUM WALL BOARD APPLIED AT RIGHT ANGLES TO RESILIENT FURRING CHANNELS WITH 1" TYPE S DRYWALL SCREWS 8" O.C. GYPSUM BOARD END JOINTS ATTACHED WITH SCREWS 8" O.C. WITH TWO ADDITIONAL PIECES OF CHANNEL 60" LONG LOCATED 3" BACK ON EITHER SIDE OF END JOINT. RESILIENT CHANNELS AT 12" O.C. APPLIED AT RIGHT ANGLES TO BOTTOM CHORD OF MINIMUM 18" DEPTH WOOD TRUSSES WITH 1-1/4" TYPE S STEEL SCREWS. GLASS FIBER LOOSE-FILL INSULATION DRAPED OVER RESILIENT CHANNELS/GYPSUM BOARD. WOOD TRUSSES 24" O.C. SUPPORTING 23/32" PLYWOOD OR OSB SUBFLOOR SHEATHING APPLIED AT RIGHT ANGLES TO TRUSSES WITH CONSTRUCTION ADHESIVE AND 6D RING SHANK NAILS 12" O.C. OR STAPLES WITH EQUIVALENT LATERAL RESISTANCE.

OPTIONAL 3/4" FLOOR TOPPING MIXTURE AND/OR SOUND MATTING AS ALLOWED, SEE FULL TEXT OF UL DESIGNS FOR APPROVED MATERIALS.

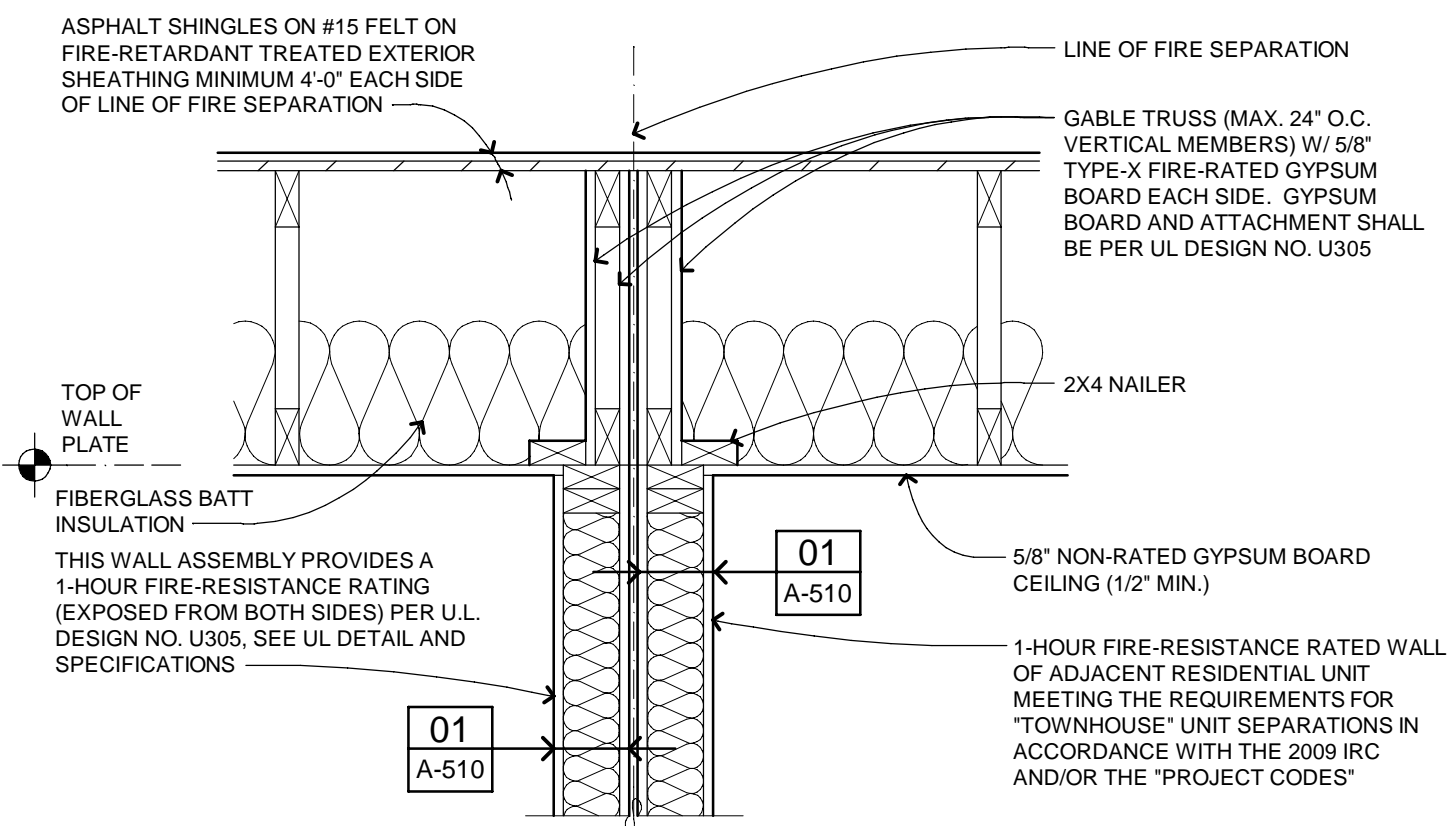
THERE IS NO LIMIT ON THE OVERALL THICKNESS OF INSULATION, THEREFORE THE ENTIRE TRUSS SPACE MAY BE FILLED WITH INSULATION.



UL DESIGN NO'S. L 550, L 563, & L 579

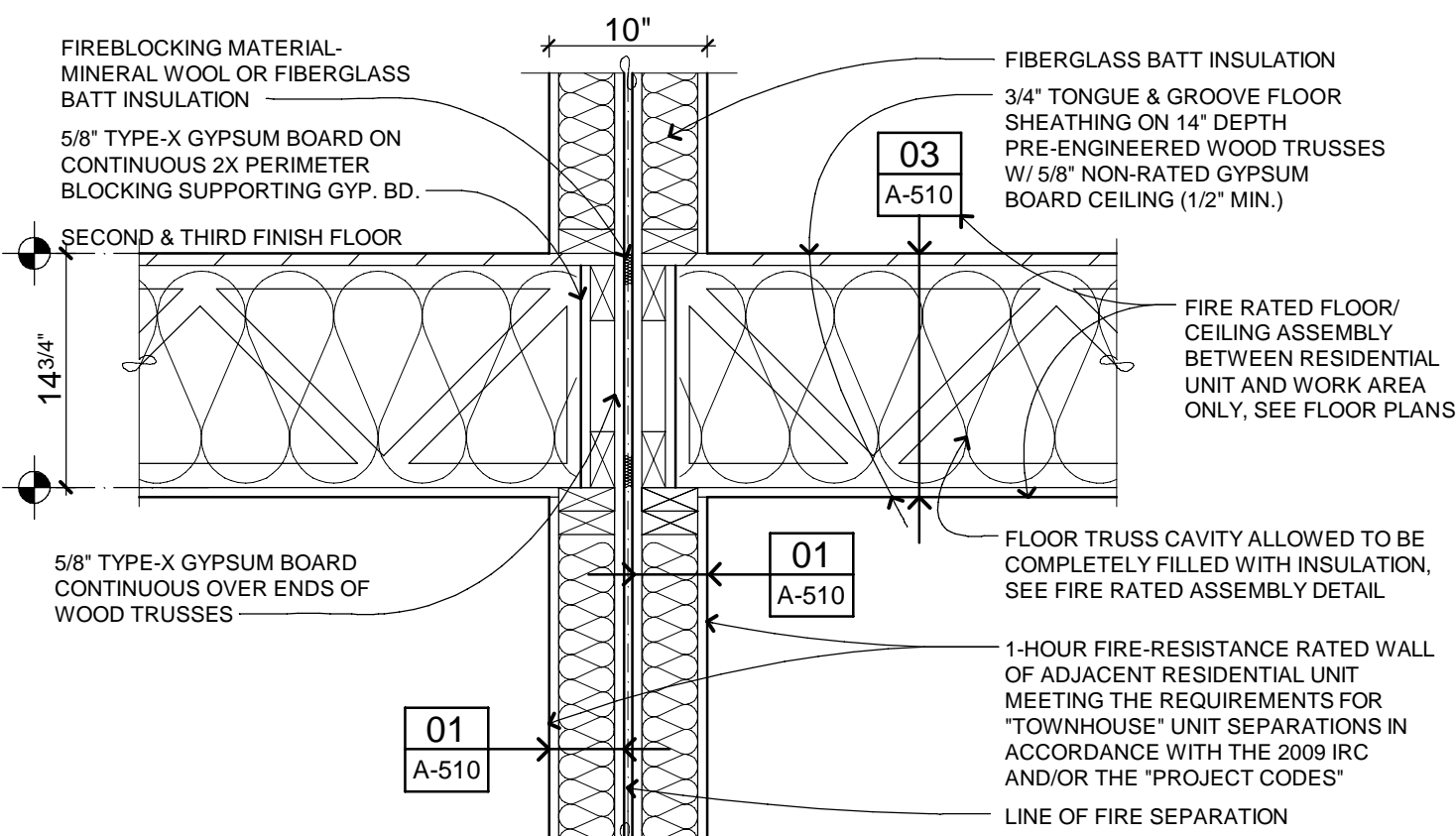
1-HR FIRE RATED FLOOR/CEILING

03 A-510 NOT TO SCALE



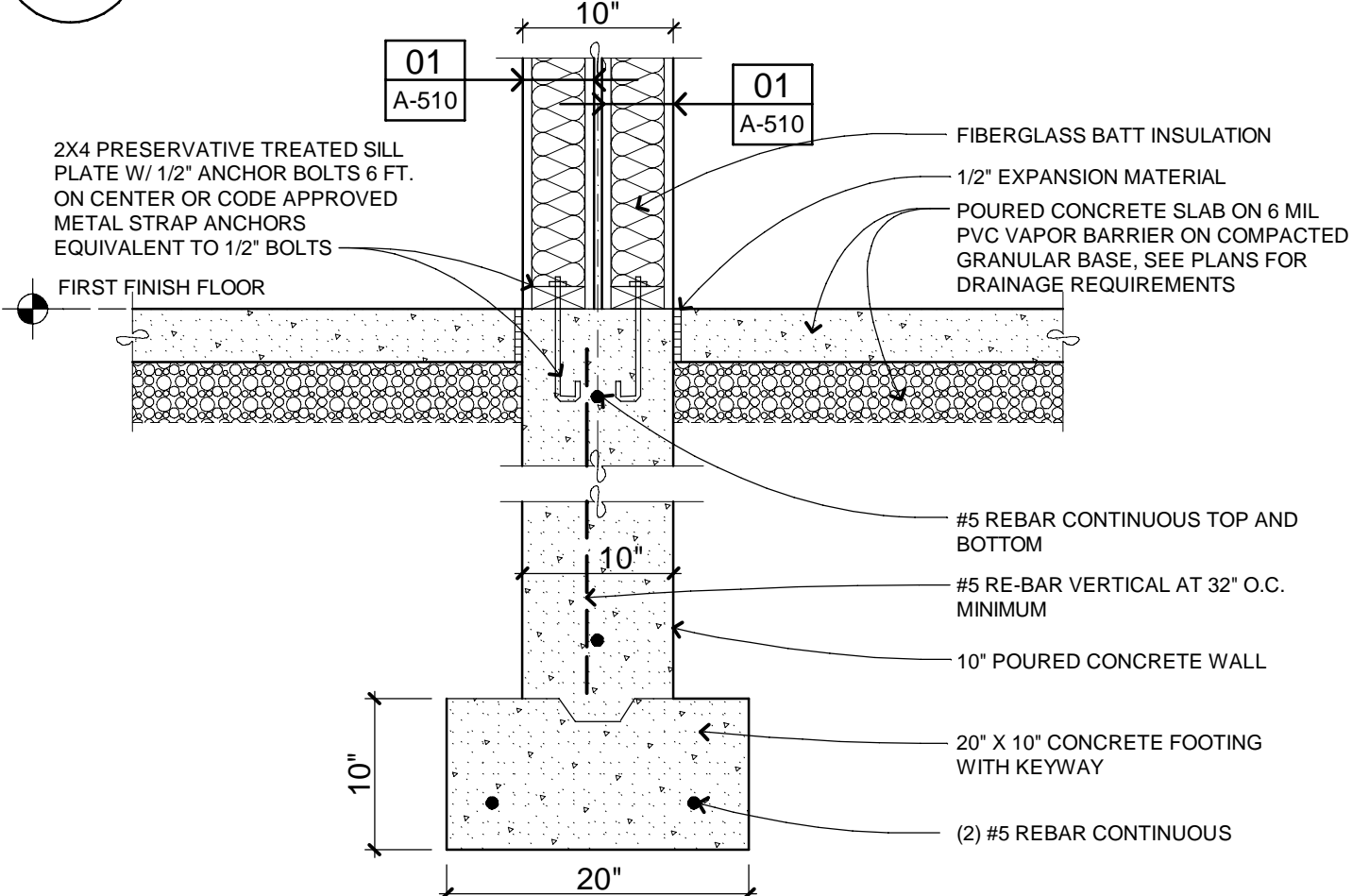
WALL ASSEMBLY AT ROOF

04 A-510 SCALE: 1" = 1'-0" DWELLING UNIT SEPARATION



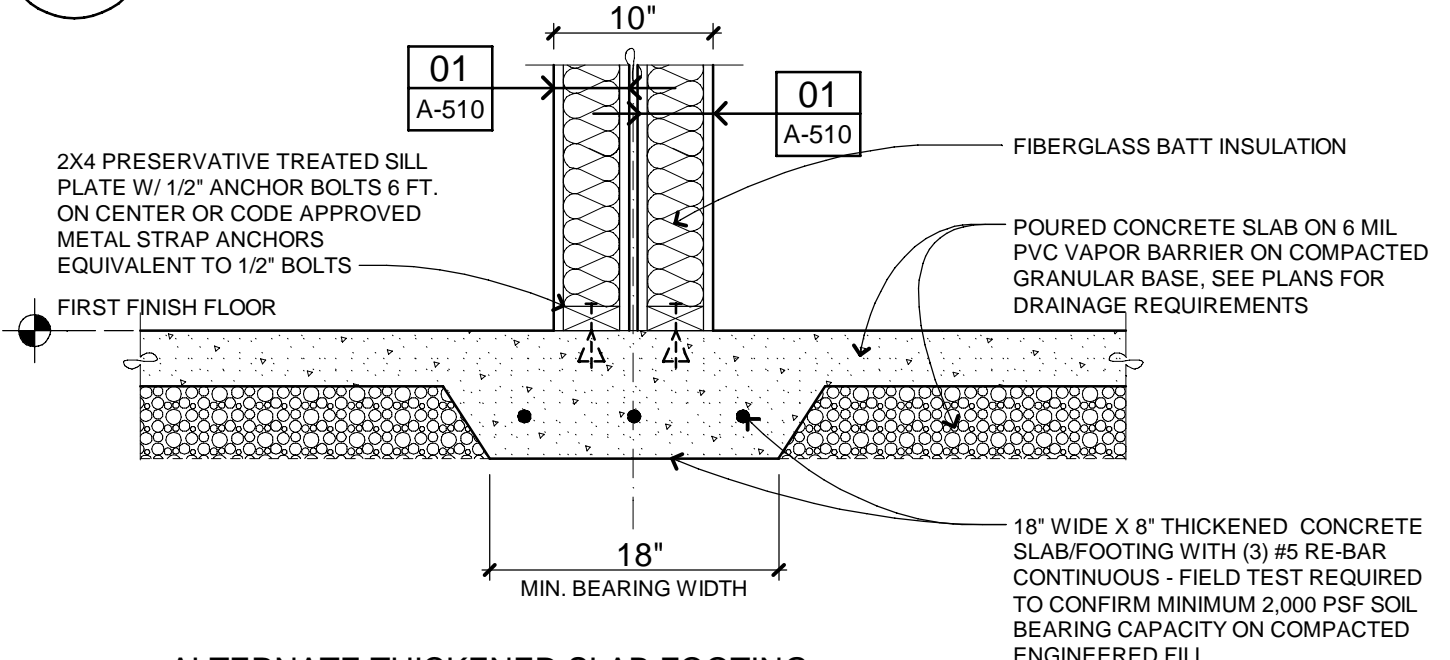
WALL ASSEMBLY AT 2nd & 3rd FLOOR

05 A-510 SCALE: 1" = 1'-0" DWELLING UNIT SEPARATION



WALL ASSEMBLY AT FIRST FLOOR

06 A-510 SCALE: 1" = 1'-0" DWELLING UNIT SEPARATION



ALTERNATE THICKENED SLAB FOOTING

WALL ASSEMBLY AT FIRST FLOOR

07 A-510 SCALE: 1" = 1'-0" DWELLING UNIT SEPARATION

SHEET SPECIFIC NOTES

FIRE RATED WALL SECTION DETAILS

01. FASTENERS

Nails shall comply with ASTM F 547 or ASTM C 514. Screws shall meet ASTM C 1002 or ASTM C 954. Screws shall be permitted to be substituted for nails, one for one, when the length and diameter of the screws equal or exceed those of the nails specified in the tested system and the screw spacing does not exceed that specified in the tested system.

02. JOINT FINISHING

When the fire separation assembly extends above the ceiling, the gypsum board joints do not need to be taped if all of the following conditions are met:

- The ceiling is part of a floor/ceiling or ceiling/roof fire separation assembly, and;
- All vertical joints occur over framing members, and;
- Horizontal joints are staggered 24 inches on center on opposite sides for single ply applications or joints are staggered 16 to 24 inches in 2-ply applications, and;
- The partition is not part of the smoke or sound control system

03. ELECTRICAL BOX PENETRATIONS

Metallic electrical boxes shall be permitted in wall assemblies of two hours or less. The surface area of any individual box may not exceed 16 square inches. The aggregate surface area of boxes may not exceed 100 square inches in any 100 square feet of wall surface. Boxes located on opposite sides of walls shall be separated by a minimum of 24 inches horizontally and be in separate stud cavities. Approved non-metallic boxes are permitted as allowed by code.

04. WATER RESISTANT GYPSUM BOARD

Water resistant gypsum board is allowed as part of a fire assembly or to be installed over any fire assembly in shower and tub areas.

05. INSULATION

When not specified, or specified as an optional part of a rated wall or partition assembly, mineral fiber, glass fiber, or cellulose insulation is permitted to be added to the stud cavity, not to exceed the depth of the stud cavity. In floor-ceiling systems, the addition of mineral wool or glass fiber insulation is allowed provided that one additional layer of either 1/2" or 5/8" type "X" gypsum board is applied to the ceiling as the face layer with the fastener length increased accordingly.

06. COMPONENT VARIATIONS

Greater stud sizes and heavier gage metal studs shall be permitted than those tested. The same ratings shall apply to bearing wall assemblies used as non-bearing walls. Stud spacing are maximums, lesser spacing is permitted. Specified ceiling/floor and ceiling/roof framing member depths specified are minimums, greater depths are permitted. Joist and truss spacing are maximums, lesser spacing is permitted. Additional layers of classified or unclassified gypsum wallboard shall be permitted to be added as finish layers to those specified in a tested assembly. Face layers of gypsum may vary for exterior walls on opposite faces as allowed and noted in the tested assembly.

07. FIRE RATINGS FOR WALLS

The ratings for walls and partitions apply when either face of the assembly is exposed to fire unless otherwise noted.

08. FIRESTOPPING

Refer to the PROJECT CODES for a complete list of firestopping requirements and approved materials.

09. RECESSED LIGHT FIXTURES

Where floor/ ceiling assemblies are required to have a minimum 1-hour fire resistance rating, recessed light fixtures shall be installed such that the required 1-hour fire resistance rating will not be reduced. Confirm tested and approved fixtures with manufacturer and final installation method to be determined and approved subject to the building official.

LEGEND/SYMBOLS

SYMBOL	DESCRIPTION
--------	-------------

ROOM	ROOM NAME
S.D.	SMOKE DETECTOR
C.M.D.	CARBON MONOXIDE DETECTOR
EXH. FAN	CEILING EXHAUST FAN
F.D.	FLOOR DRAIN
3060 SH	SIZE: 3'-0" W x 6'-0" H WINDOW TAG DESCRIPTION
3068 STL INSUL	SIZE: 3'-0" W x 6'-8" H DOOR TAG DESCRIPTION
ELEV. +0'-0"	ELEVATION TAG
00 A-000	DRAWING NUMBER DRAWING TAG SHEET NUMBER
00 A-000	DRAWING NUMBER BUILDING SECTION TAG SHEET NUMBER
00 A-000	DRAWING NUMBER CONSTRUCTION DETAIL TAG SHEET NUMBER
00 A-000	DRAWING NUMBER DRAWING TAG SHEET NUMBER
00 A-000	DRAWING NUMBER FIRE RATED ASSEMBLY DETAIL TAG SHEET NUMBER
A-100	SHEET IDENTIFICATION TAG SHEET INDEX NUMBER DRAWING TYPE DESIGNATION 0 - TITLE SHEET, SPECIFICATIONS, SCHEDULES 1 - PLANS 2 - ELEVATIONS 3 - SECTIONS 4 - LARGE SCALE PARTIAL VIEWS 5 - DETAILS DISCIPLINE DESIGNATION (A = ARCHITECTURAL)

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PROJECT	THE PENINSULA NEIGHBORHOOD LIVE-WORKS
CLIENT REPRESENTATIVE	Patrick Stewart
CLIENT	THE PENINSULA DEVELOPMENT CORP., LLC 1188 Foster Road Iowa City, IA 52245
ISSUED FOR	DATE
CLIENT & PNARB REVIEW	02.28.2011
CLIENT REVIEW	01.20.2014
PNARB, BIDDING & PERMITS	02.04.2014
REVISED PERMITS	02.26.2014
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rev. french+gress door-unit 3	05.15.2014
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THE PENINSULA NEIGHBORHOOD

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SHEET TITLE
FIRE-RATED WALL SECTION DETAILS
PROJECT NUMBER
2010-0118

SHEET NUMBER

A-510