

219 16TH AVENUE SE

SHEET INDEX

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BUILDING ANALYSIS

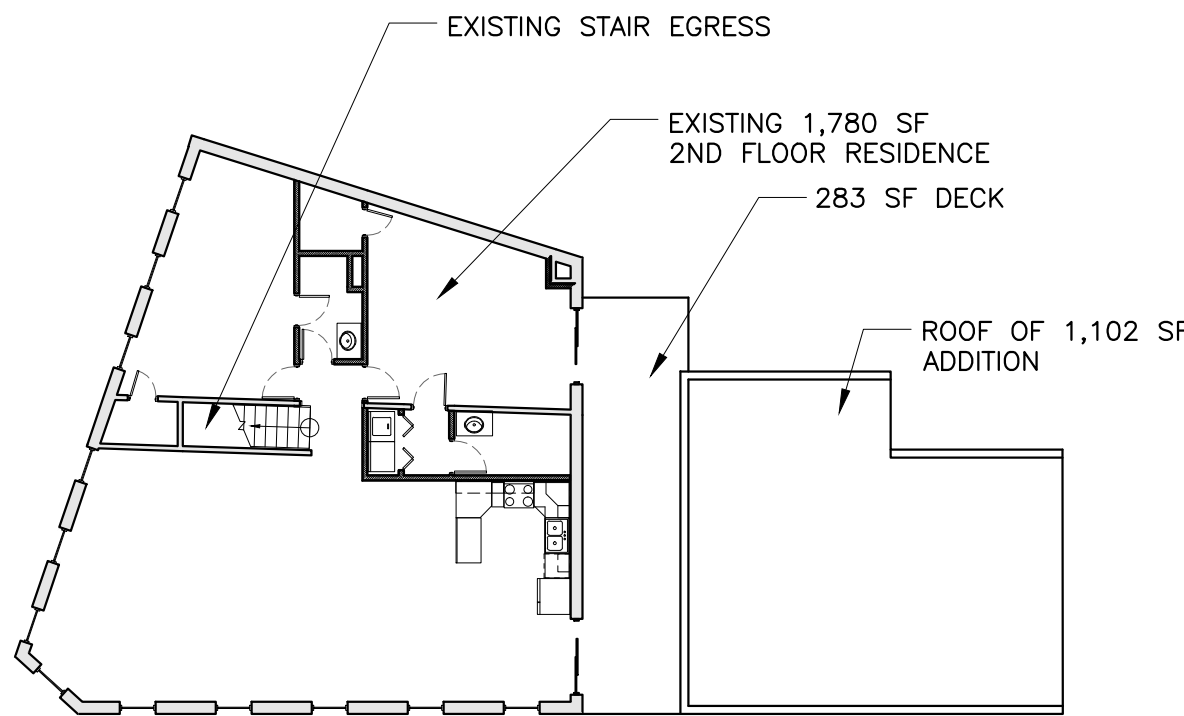
1. Applicable Codes (Editions)
Building Code: 2015 International Building Code (IBC)
2. Occupancy Type
MIXED
TYPE A-2 (FIRST FLOOR)
TYPE R-2 (SECOND FLOOR)
3. Building Description
Size: Second Floor = 1,780 SF R-2 OCCUPANCY (DECK ADDITION)
First Floor = 1,780 SF A-2 OCCUPANCY (ADDITION)
*Basement = 0 SF

* The space below the First Floor has a maximum of a 6'-6" ceiling height with intermediate 8"x8" wood beams below. The space is not occupiable due to the ceiling height is less than 7'-0" (per IBC 1208.2) and is considered an "unusable crawlspace". Ceiling-floor horizontal assemblies over unusable crawlspaces are not required to be rated (per IBC 711.2.6).

Type of construction: V-B, NONSEPARATED OCCUPANCIES
SQUARE FOOTAGE OF FIRE AREA: 4,945
4. Is the building sprinkled?
NO.
Exception: NO CHANGE IN OCCUPANCY
5. OCCUPANT LOAD
RESTAURANT (GROUND FLOOR ONLY) = 97 OCCUPANTS
RESIDENCE = 2 OCCUPANTS

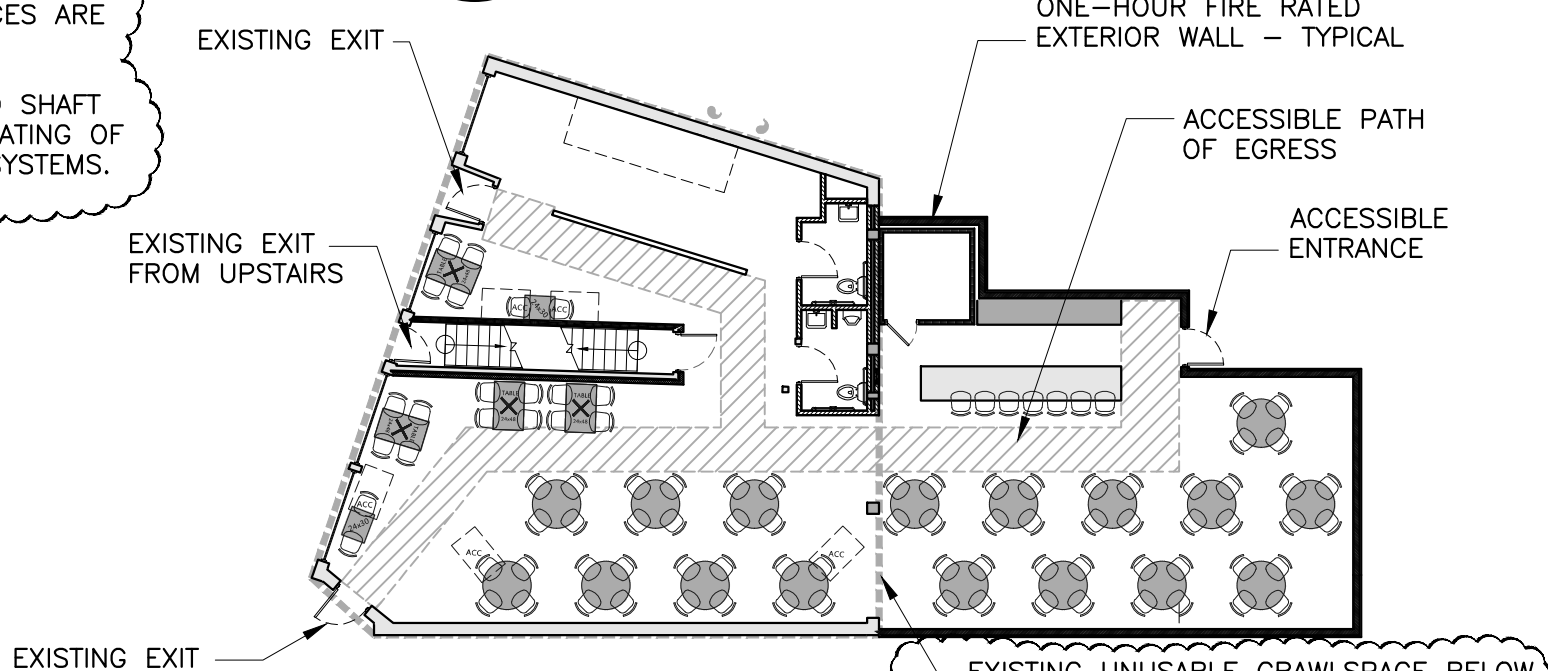
6. DESIGN LOADS
MAIN LEVEL BUILDING FLOOR..... 100 LB/SF LIVE LOAD
NORTH ELEVATED PATIO LEVEL..... 100 LB/SF LIVE LOAD
EXIT DISCHARGE AREAS WITH STAIRS..... 100 LB/SF LIVE LOAD
5. FIRE PROTECTION REQUIREMENTS
ONE-HOUR RATED HORIZONTAL ASSEMBLY BETWEEN A-2 AND R-2 OCCUPANCIES
IBC 711.2.3.2
"In buildings of Type VB construction, the construction supporting the horizontal assembly is not required to be fire-resistance rated at the following:
2. Horizontal assemblies at the separation of dwelling units and sleeping units as required by Section 420.3."

ONE-HOUR RATING WALL ASSEMBLY WITHIN 10'-0" OF PROPERTY LINE
CEILING-FLOOR HORIZONTAL ASSEMBLIES OVER UNUSABLE CRAWLSPACES ARE NOT REQUIRED TO BE RATED (PER IBC 711.2.6).
PENETRATIONS THROUGH RATED EXTERIOR WALLS, FLOOR/CEILING AND SHAFT WALLS SHALL HAVE FIRE RATES SYSTEMS MATCHING THE REQUIRED RATING OF WALL. SEE SHEET A-101 FOR REQUIRED FIRESTOPPING AND RATED SYSTEMS.



C5

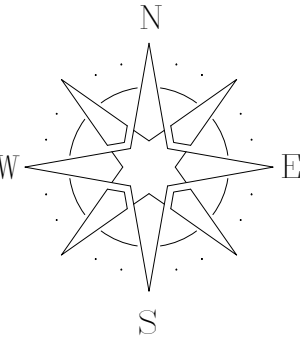
LIFE SAFETY PLAN - 2ND FLOOR
SCALE : 1/16" = 1'-0"



C4

LIFE SAFETY PLAN - MAIN FLOOR
SCALE : 1/16" = 1'-0"

20. STANDARD INTERIOR WALL PAINT SHALL BE SHERWIN WILLIAMS PRO-MAR EGGSHELL OR EQUAL. REFER TO PLANS FOR COLOR SELECTIONS. PROVIDE TWO (2) COATS LATEX EGGSHELL OVER PVA PRIMER.
21. ALL DOOR HARDWARE SHALL MEET ADA ACCESSIBILITY REQUIREMENTS.
22. NO COMBUSTIBLE MATERIALS SHALL BE ALLOWED IN THE RETURN AIR PLENUM.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ALL INTERIOR SURFACES, INCLUDING GLASS SURFACES PRIOR TO OCCUPANCY OF THE SPACES BY THE OWNER.
24. CONTRACTOR SHALL REMOVE ALL TRASH, CONSTRUCTION DEBRIS, MATERIALS, TOOLS, ETC. PRIOR TO OCCUPANCY OF THE SPACE BY THE OWNER.
25. FINAL CLEAN SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
25.1. CLEAN STORE OF ALL CONSTRUCTION DEBRIS, MATERIALS, TOOLS, ETC.
25.2. CLEAN AND SANITIZE TOILET ROOMS AND KITCHEN
25.3. CLEAN ALL COUNTER TOPS AND TABLES
25.4. CLEAN INTERIOR AND EXTERIOR SURFACES OF EXTERIOR STOREFRONT GLASS AND ALUM. FRAMING
25.5. CLEAN, WAX, AND BUFF ALL NEW FLOORING
25.6. CLEAN ALL GLASS SURFACES
26. ALL BIDS ARE TO INCLUDE THE FOLLOWING:
26.1. CONSTRUCTION SCHEDULE FOR PLANNED WORK. CONSTRUCTION SCHEDULE SHALL NOT EXTEND BEYOND 28 CALENDAR DAYS.
26.2. CONTRACTOR'S INSURANCE CERTIFICATE. NO BIDS SHALL BE CONSIDERED WITHOUT THE CERTIFICATE.



A1

SITE PLAN
SCALE : 1" = 20'-0"

PROJECT SITE

GENERAL NOTES

1. GENERAL CONTRACTOR AND ALL OTHER CONTRACTORS WORKING ON THIS CONSTRUCTION PROJECT SHALL MEET ALL APPLICABLE CODE REQUIREMENTS. ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ANY AND ALL APPLICABLE CODES, REGULATIONS, DIRECTIVES, AND LAWS HAVING JURISDICTION OVER THIS PROJECT.
2. SUBSTANTIAL COMPLETION SHALL BE ESTABLISHED ON DELIVERY OF OCCUPANCY PERMIT. FINIAL COMPLETION SHALL BE DEEMED WHEN ALL PUNCH LIST ITEMS ARE COMPLETED AND APPROVED. ALL SUPPORT EQUIPMENT INSTALLED AND COMPLETE. OWNER WILL DETERMINE FINIAL COMPLETION.
3. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT A CONTRACTOR'S PUNCH PRIOR TO THE ARCHITECTS REVIEW. OWNER WILL COMPLETE A WALK-THRU AND PUNCH LIST UPON SUBSTANTIAL COMPLETION OF THE PROJECT. ALL ITEMS ON THE PUNCH LIST (ARCHITECT'S AND OWNERS) SHALL BE COMPLETE PRIOR TO FINAL PAYMENT.
4. SEPARATE CONTRACTS MAY HAVE BEEN LET FOR ITEMS OF WORK WITHIN THE CONSTRUCTION AREA. CONTRACTOR IS RESPONSIBLE TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND SCOPE OF WORK UNDER SEPARATE CONTRACTS AND TO COMPLETE REMAINING WORK.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION PROCESS, MATERIAL VERIFICATION, AND WORKER SAFETY.
6. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DETAILS AND ACCURACY, FOR CONFIRMING AND CORRELATION ALL QUANTITIES AND DIMENSIONS AND FOR MEANS AND METHODS OF CONSTRUCTION.
7. ALL CUTTING AND PATCHING SHALL BE PERFORMED IN A NEAT AND WORKMAN LIKE MANNER. ANY EXISTING FINISHES DISTURBED OR DAMAGED BY THE CONTRACTOR OR TRADES UNDER CONTRACT DURING THE COARSE OF THE WORK SHALL BE REPAIRED OR REPLACED AS NECESSARY.
8. ALL BIDDING CONTRACTORS SHALL VISIT THE PROPOSED SITE OF THE PROPOSED WORK AND FULL ACQUAINT THEMSELVES WITH THE EXISTING CONDITIONS OF THE PROJECT SITE, AS THEY CURRENTLY EXIST, SO THEY MAY FULLY UNDERSTAND THE FACILITIES DIFFICULTIES AND RESTRICTIONS PRIOR TO SUBMITTING BIDS.
9. INFORMATION CONTAINED IN THESE DRAWINGS ARE GENERAL AND NOT BASED ON EXISTING CONDITIONS AND FIELD MEASUREMENTS. THE INFORMATION CONTAINED HEREIN MAY REQUIRE ADJUSTMENT OR MODIFICATIONS TO CONFORM TO EXISTING CONDITIONS OR DESIGN INTENT OF EXISTING DOCUMENTS.
10. CONTRACTOR SHALL FURNISH ITEMS SHOWN ON THE DRAWINGS UNLESS

- NOTED OTHERWISE.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION FLOOR FINISH MATERIALS TO ENSURE THAT TRANSITIONS BETWEEN FLOORING MATERIALS WILL BE SMOOTH AND IN ACCORDANCE WITH THE DOCUMENTS.
12. UNLESS OTHERWISE NOTED FLOORING TRANSITIONS SHALL OCCUR AT THE CENTERLINE OF THE DOORS.
13. ALL STUDS, CEILING FURRING, AND FRAMING MEMBERS SHALL BE PLACED AS TO AVOID INTERFERENCE WITH LOCATIONS OF CASEWORK, LIGHTING, PIPING, DUCTWORK, ETC.
14. DEMOLITION WORK SHALL INCLUDE WORK AS INDICATED AND ALL WORK AS REQUIRED TO COMPLETE THE INSTALLATION OF NEW CONSTRUCTION AS INDICATED IN THE CONSTRUCTION DOCUMENTS WHETHER OR NOT DEMOLITION IS SPECIFICALLY NOTED.
15. THE CONTRACTOR SHALL PATCHING, CLEANING, AND REPAIR WORK TO EXISTING SURFACES AS REQUIRED TO ACHIEVE SMOOTH, CLEAN FINISH SURFACE FOR ALL FINISH MATERIALS. REMOVE ALL DECALS, MARKS, PAINT, DIRT, AND DISCOLORATION FROM EXISTING MATERIALS TO REMAIN.
16. ALL CONTRACTORS SHALL GUARANTEE ALL WORK EXECUTED UNDER THIS CONTRACT: BOTH AS TO MATERIAL AND WORKMANSHIP FOR A PERIOD OF TWELVE (12) MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION. IN ADDITION, ANY DAMAGE TO ADJACENT AREAS OR MATERIALS CAUSED BY FAULTY MATERIALS AND/OR WORKMANSHIP SHALL ALSO BE REPAIRED AND/OR REPLACED TO THE OWNER'S SATISFACTION AT NO COST TO THE OWNER.
17. CONTRACTOR SHALL INSTALL ALL MATERIALS PER MANUFACTURERS REQUIREMENTS, UL RATING REQUIREMENTS, SPECIFIC TRADE GUIDELINES AND PUBLISHED STANDARDS, INDUSTRY STANDARDS AND PER ALL APPLICABLE BUILDING CODES.
18. PROVIDE SIGNAGE MEETING ADA REQUIREMENTS AND LOCATIONS DICTATED BY LOCAL CODES.
19. PAINT ALL HOLLOW METAL DOORS AND DOOR FRAMES WITH PRIMER AND OIL BASED SEMI-GLOSS PAINT, COLOR BY ARCHITECT. SPRAY ALL COATS.

I hereby certify that the portion of this technical submission described herein was prepared by me or under my direct supervision and responsible charge. I am a duly registered Architect under the laws of the State of Iowa.

Signature THOMAS A. MCINERNEY Date
Registration expires: June 30, 2017 Date issued: JANUARY 2001
Pages or sheets covered by this seal:
A-001, A-100, A-101, A-102, A-201, A-202

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COVER SHEET

Sheet Number:

A-001