CRESTON CITY HALL MASONRY REPAIRS

116 W. ADAMS STREET CRESTON, IOWA

ARCHITECTURAL ABBREVIATIONS

&	AND
@	AT
#	POUND
A/C	AIR CONDITIONING
A.F.G.	ABOVE FINISHED GRADE
AC. TL.	ACOUSTICAL TILE
ACOUS.	ACOUSTICAL
ADJ.	ADJUSTABLE
AFF.	ABOVE FINISHED FLOOR
AGG.	AGGREGATE
AL.	ALUMINUM
ALT.	ALTERNATE
ALUM.	ALUMINUM
ANCH.	ANCHOR
ANG.	ANGLE
APPROX.	APPROXIMATE
ARCH.	ARCHITECT(URAL)
AS REQ.	AS REQUIRED
ASB.	ASBESTOS
ATTEN.	ATTENUATION
B.B.	BULLETIN BOARD
B.L.	BUILDING LINE
B.M.	BENCH MARK
B.U.	BUILT UP
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
BRG.	BEARING
BRK.	BRICK
BUR.	BUILT-UP ROOFING
C.B.	CATCH BASIN
C.B.M.	CONCRETE BLOCK TILE
C.G.	CORNER GUARD
C.I.	CAST IRON
C.J.	CONTROL OR CONSTRUCTION JOINT
C.L.	CENTER LINE
C.M.T	CERAMIC MOSAIC TILE
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CLEAN OUT
C.R.	COLD ROLLED
C.T.	CERAMIC TILE
C.W.	COLD WATER
CAB.	CABINET
CC.	COLUMN CENTERS
CEM.	CEMENT
CER.	CERAMIC
CHKBD.	CHALKBOARD
CL.	CENTER LINE

CLG./CEIL.	CEILING
CLG. HT.	CEILING HEIGHT
CLKG.	CAULKING
CLO.	CLOSET
CLR.	CLEAR(ANCE)
CMU.	CONCRETE MASONRY UNIT
CNS. JT.	CONSTRUCTION JOINT
CNTR.	COUNTER
COL.	COLUMN
CON. BLK.	CONCRETE BLOCK
CONC.	CONCRETE
CONN.	CONNECTION
CONST.	CONSTRUCTION
CONT.	CONTINUE(OUS)
CORR.	CORRIDOR
CP.	COPPER
CPG.	COPING
CPT.	CARPET(ED)
CPTGD.	CARPET - GLUE DOWN
CSK.	COUNTERSINK
CTR.	CENTER
CTR.JT.	CONTROL JOINT
D.F.	DRINKING FOUNTAIN
D.O.	DOOR OPENING
D.S.	DOWNSPOUT
DBL.	DOUBLE
DEMO.	DEMOLITION
DEP.	DEPARTMENT
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DIR.	DIRECTORY
DISP.	DISPENSER
DN.	DOWN
DR.	DOOR
DTL./DET.	DETAIL
DWG.	DRAWING
DWR.	DRAWER
E.	EAST
E.F.	EXHAUST FAN
E.J.	EXPANSION JOINT
E.J.M.	EXPANSION JOINT MATERIAL
E.O.S.	EDGE OF SLAB
E.P.	ELECTRICAL PANEL BOARD
E.W.	EACH WAY
E.W.C.	ELECTRIC WATER COOLER
EA.	EACH
EL.	ELEVATION
ELEC.	ELECTRIC(AL)
ELEV.	ELEVATOR
EMER.	EMERGENCY

ENAM.	ENAMEL
ENCL.	ENCLOSE(URE)
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXH.	EXHAUST
EXIST.	EXISTING
EXP.	EXPANSION
EXPS.	EXPOSED
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.I.A.	FRESH AIR INTAKE
F.B.	FACE BRICK
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISH FLOOR
F.H.	FLAT HEAD
F.H.C.	FIRE HOSE CABINET
F.O.BUI.	FACE OF BUILDING
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUDS
F.R.	FIRE-RESISTANT
FHYD.	FIRE HYDRANT
FIN.	FINISH(ED)
FL.	FLASHING
FLG.	FLANGE
FLR.	FLOOR(ING)
FLUOR.	FLUORESCENT
FND./FDN.	FOUNDATION
FP.	FIREPROOFING
FRM.	FRAME
FT. (')	FEET/FOOT
FTG.	FOOTING
FURR.	FURRED(ING)
FUT.	FUTURE
G.	GAS
G.B.	GRAB BAR
G.C.	GENERAL CONTRACTOR
G.F.C.I.	GROUND FAULT CIRCUIT INTERRUPTER
G.I.	GALVANIZED IRON
G.O.	GLASS OPENING
GA.	GAUGE
GALV.	GALVANIZED
GEN.	GENERAL
GL.	GLASS / GLAZING
GND.	GROUND
GRT.	GROUT
GTR.	GUTTER
GYP.	GYPSUM

GYP. BD.	GYPSUM BOARD
H.B.	HOSE BIB
H.C.	HOLLOW CORE
H.D.	HAND DRYER
H.M.	HOLLOW METAL
H.P.	HIGH POINT
H.R.	HAND RAIL
H.V.A.C.	HEATING/VENTILATION/AIR CONDITIONING
H.W.	HOT WATER
HC.	HANDICAP(ED)
HDR.	HEADER
HDWD.	HARDWOOD
HOR.	HORIZONTAL
HR.	HOUR
HT.	HEIGHT
HTG.	HEATING
HWR.	HARDWARE
HYD.	HYDRANT
I.D.	INSIDE DIAMETER
I.F.	INSIDE FACE
IN. (")	INCH
INCL.	INCLUDE(D),(ING)
INSUL.	INSULATE(D),(ION),(ING)
INT.	INTERIOR
INV.	INVERT
J.B.	JUNCTION BOX
JAN.	JANITOR
JT.	JOINT
K.O.	KNOCKOUT
KIT.	KITCHEN
L.H.	LEFT HAND
L.P.	LOW POINT / LIGHT POLE
LAB.	LABORATORY
LAM.	LAMINATE(D)
LAV.	LAVATORY
LBL.	LABEL
LGE.	LARGE
LOC.	LOCATION
LT.WT.	LIGHTWEIGHT
LTGFRM.	LIGHT GAGE FRAMING
LVR.	LOUVER
M.B.	MOP BASIN
M.C.	MECHANICAL CONTRACTOR
M.O.	MASONRY OPENING
M.L.	METAL LATH
MACH.	MACHINE
MAS.	MASONRY
MATL.	MATERIAL(S)
MAX.	MAXIMUM
MECH.	MECHANIC(AL)
MED.	MEDIUM

MEMB.	MEMBRANE
MFR.	MANUFACTURER
MH.	MANHOLE
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MLD.	MOLDING / MOULDING
MTD.	MOUNTED
MTL.	METAL
MUL.	MULLION
N.	NORTH
N.F.	NATURAL FINISH
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NO. (#)	NUMBER
NOM.	NOMINAL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.H.	OVERHEAD
O.S.	OUTSIDE
OA.	OVERALL
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI.	OWNER FURNISHED OWNER INSTALLED
OPNG.	OPENING
P.C.	PRECAST CONCRETE
P.L.	PROPERTY LINE
P.L.F.	POUNDS PER LINEAL FOOT
P.LAM.	PLASTIC LAMINATE
P.R.V.	POWER ROOF VENT
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
PC.	PRECAST
PERF.	PERFORATE(D)
PERM.	PERMANENT
PL.	PLATE
PLAS.	PLASTER
PLMB.	PLUMBING
PLYWD.	PLYWOOD
PNT.	PAINT
PORC.	PORCELAIN
PR.	PAIR
PT.	POINT
PTN.	PARTITION
PVC.	POLYVINYL CHLORIDE
Q.T.	QUARRY TILE
R./RAD.	RADIUS
R.A.	RETURN AIR
R.D.	ROOF DRAIN
R.H.	RIGHT HAND
R.O.	ROUGH OPENING
R.W.R.	RAIN WATER RECEIVER
REBAR.	REINFORCING BAR

REC.	RECESSED
RECP.	RECEPTACLE
REF.	REFERENCE
REFRG.	REFRIGERATOR
REINF.	REINFORCE(D),(ING)
REQD.	REQUIRED
REV.	REVISE(D). REVISION(S)
RCMU.	REINFORCED CONCRETE MASONRY UNIT
RESIL.	RESILIENT
RET.	RETAINING
RF.	ROOF
RM.	ROOM
RMBL.	REMOVABLE
RND.	ROUND
RSR.	RISER
S.	SOUTH
S.A.	SUPPLY AIR
S.B.	SCREEN BRACKET
S.C.	SOLID CORE
S.D	STORM DRAIN
S.G.B.	SUSPENDED GYPSUM BOARD
S.O.G.	SLAB ON GRADE
S.S.	STAINLESS STEEL
S.Y.	SQUARE YARD
SABKT.	SOUND ATTENUATION BLANKET
SCHED.	SCHEDULE
SECT.	SECTION
SH.	SHELF
SHR.	SHOWER
SHT.	SHEET
SHTMT.	SHEET METAL
SIM.	SIMILAR
SKL.	SKYLIGHT
SMS.	SHEET METAL SCREW
SNT.	SEALANT
SPEC.	SPECIFICATION(S)
SPRHED.	SPRINKLER HEAD
SQ.	SQUARE
SSK.	SERVICE SINK
ST.	STRAIGHT
STD.	STANDARD
ST.JST.	STEEL JOIST
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
SYS.	SYSTEM
T.	TREAD(S)
T/O	THROUGHOUT
T. & B.	TOP AND BOTTOM
T. & G.	TONGUE AND GROOVE

T.C.	TOP OF CURB
T.F.	TOP FLANGE
T.O.C.	TOP OF CONCRETE
T.O.S.	TOP OF STEEL
T.P.	TOP OF PAVEMENT
T.S.	TOP OF SLAB
T.W.	TOP OF WALL
T.X.	TRANSFORMER
TEL.	TELEPHONE
TEMP.	TEMPERED
TERR.	TERRAZZO
THK.	THICK(NESS)
THR.	THRESHOLD
THRU.	THROUGH
TKBD.	TACKBOARD
TR.	TRUSSED
TV.	TELEVISION
TYP.	TYPICAL
U.D.	UNIT DIMENSION
U.N.O.	UNLESS NOTED OTHERWISE
U.V.	UNIT VENTILATOR
UR.	URINAL
V.B.	VINYL BASE
V.C.B.	VINYL COVE BASE
V.C.P.	VITRIFIED CLAY PIPE
V.C.T.	VINYL COMPOSITION TILE
V.I.F.	VERIFY IN FIELD
V.S.B.	VINYL STRAIGHT BASE
V.W.C.	VINYL WALL COVERING
VAP.B.	VAPOR BARRIER
VERT.	VERTICAL
VEST.	VESTIBULE
VIN.F.	VINYL FABRIC
VIN.S.F.	VINYL SHEET FLOORING
W/	WITH
W/O	WITHOUT
W.	WEST
W.C.	WATER CLOSET
W.F.	WIDE FLANGE
W.GL.	WIRE GLASS
W.M.	WIRE MESH
W.O.	WINDOW OPENING
W.R.	WATER RESISTANT
W.S.	WEATHER-STRIPPING
W.W.F.	WELD WIRE FABRIC
WD.	WOOD
WDW.	WINDOW
WP.	WATERPROOF
WT.	WEIGHT

STRUCTURAL ABBREVIATIONS

@	AT
A.B.	ANCHOR BOLTS
A.C.I.	AMERICAN CONCRETE INSTITUTE
A.N.S.I.	AMERICAN NATIONAL STANDARDS INSITUTE
A.S.D.	ALLOWABLE STRESS DESIGN
A.S.T.M.	AMERICAN SOCIETY FOR TESTING & MATERIALS
BLDG.	BUILDING
BM.	BEAM
BOT.	BOTTOM
BRG.	BEARING
C.J.	CONTROL JOINT
C.O.	CLEAN OUT

CL	CENTER LINE
CLG.	CEILING
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
DIA.	DIAMETER
DN.	DOWN
DTL.	DETAIL
E.F.	EACH FACE
EL.	ELEVATION

ELEV.	ELEVATOR
E-W	EAST-WEST
E.W.	EACH WAY
EXIST.	EXISTING
EXP.	EXPANSION
F.L.	FLOW LINE
FIN.	FINISHED
FLR.	FLOOR
FTG.	FOOTING
G.B.	GRADE BEAM
GA.	GAUGE
GR.	GRADE

HOR.	HORIZONTAL
HSS	HOLLOW STRUCTURAL SHAPE
I.F.	INSIDE FACE
I.R.	INTERMEDIATE RIB
JST.	JOIST
JT.	JOINT
L.R.F.D.	LOAD AND RESISTANCE FACTOR DESIGN
L.W. CONC.	LIGHT WEIGHT CONCRETE
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
M.O.	MASONRY OPENING
MFR.	MANUFACTURER

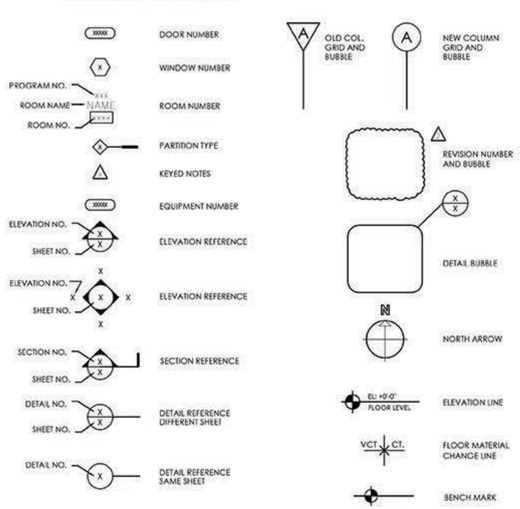
MIN.	MINIMUM
MPH	MILES PER HOUR
N.R.	NARROW RIB
N.T.S.	NOT TO SCALE
N-S	NORTH-SOUTH
O.C.	ON CENTER
O.F.	OUTSIDE FACE
OPP. HAND	OPPOSITE HAND
OPNG.	OPENING
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
PCI	PRECAST AND PRESTRESSED CONCRETE INSTITUTE

PL	PLATE
R	RADIUS
REF.	REFERENCE
REINF	REINFORCING
SHT	SHEET
SIM.	SIMILAR
STD.	STANDARD
STIFF.	STIFFENER
T.O.B.	TOP OF BEAM
T.O.F.	TOP OF FOOTING
T.O.W.	TOP OF WALL
THD.	THREAD

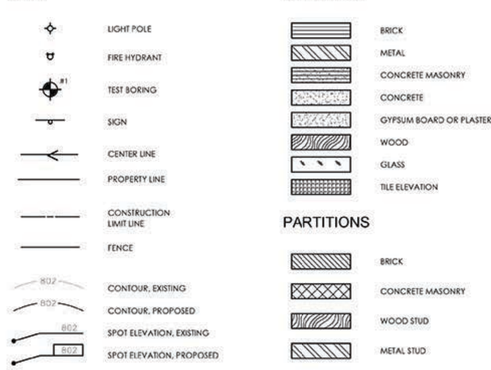
TS	TUBE STEEL
TYP.	TYPICAL
U.B.C.	UNIFORM BUILDING CODE
VERT.	VERTICAL
W.P.	WORKING POINT
W.R.	WIDE RIB
W.W.F.	WELDED WIRE FABRIC
W/	WITH
X.B.	CROSS BRIDGING

SYMBOL AND POCHE LEGEND

ANNOTATION SYMBOLS

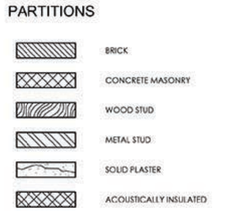


SITE

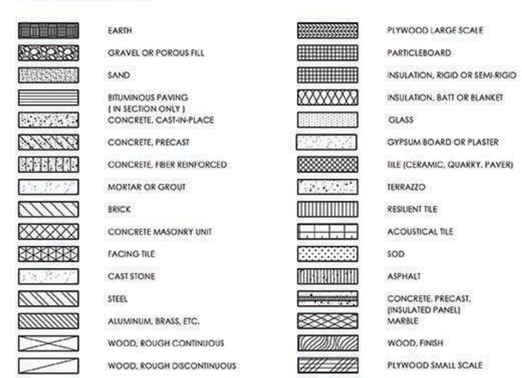


ELEVATION

PARTITIONS



PLAN OR SECTION



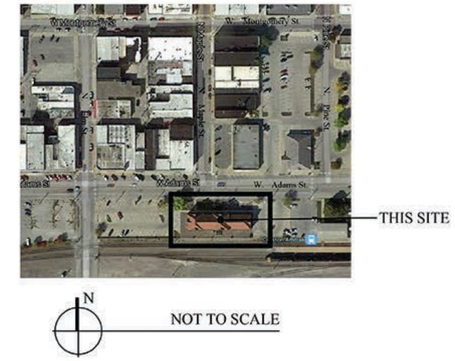
NOTES:

1) REFER TO SITE PLAN, REFLECTED CEILING PLANS, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL MATERIALS LEGEND AND SYMBOLS.

2) REFER TO FLOOR PLAN AND SECTIONS FOR SPECIFIC PARTITION TYPES.

THIS IS A MASTER SYMBOLS LIST. ALL SYMBOLS LISTED MAY NOT BE APPLICABLE TO THIS PARTICULAR PROJECT.

VICINITY SKETCH



GENERAL NOTES

1. DRAWINGS ARE DIAGRAMMATIC REPRESENTATIONS OF A FINISHED PRODUCT. CONSULT THE DRAWINGS AND MANUFACTURERS SPECIFICATIONS FOR DETAILED INSTALLATION, CONSTRUCTION METHODS, SPECIFICATIONS AND ADDITIONAL MATERIALS AND COMPONENTS REQUIRED FOR A COMPLETED PROJECT. THE DRAWINGS IN COMBINATION WITH THE SPECIFICATIONS, MANUFACTURERS SPECIFICATIONS AND INSTRUCTIONS AND BUILDING CODES DESCRIBE A FINISHED PRODUCT. ALL WORK IS TO CONFORM TO ALL LOCAL, STATE AND NATIONAL BUILDING CODES. NOTIFY THE ARCHITECT PRIOR TO CONSTRUCTION OF ANY DISCREPANCIES.
2. CONTRACTOR TO COORDINATE THE INSTALLATION OF ALL OWNER'S EQUIPMENT.
3. ALL WORK IS TO BE CONSIDERED NEW TO BE PROVIDED AND INSTALLED, UNLESS OTHERWISE NOTED. VERIFY ANY DISCREPANCIES WITH THE ARCHITECT PRIOR TO BIDDING AND CONSTRUCTION.
4. ALL SCHEDULES, IF SHOWN, ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THEY DO NOT LIST ALL THE ITEMS CONTAINED IN THE DRAWINGS OR MANUFACTURERS. CONTRACTOR TO VERIFY COORDINATION OF ALL ITEMS IN ALL SCHEDULES.
5. FIELD VERIFY ALL SITE CONDITIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
6. ALL EXT. DIMENSIONS ARE FROM FACE OF SLAB TO FACE OF SLAB. INTERIOR DIMENSIONS ARE TO NOMINAL WALL THICKNESS UNLESS OTHERWISE NOTED.
7. THIS PROJECT IS A RENOVATION OF AN EXISTING BUILDING. THE CONTRACTOR IS TO NOTE THAT NOT ALL CONDITIONS CAN BE REPRESENTED IN THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR IS TO ACCOUNT FOR ALL REASONABLE UNFORESEEN CONDITIONS WHEN SUBMITTING A BID OR PRICING FOR THIS WORK. ALL CONTRACTORS AND SUBCONTRACTORS ARE TO FIELD VERIFY CONDITIONS PRIOR TO THE SUBMITTAL OF A BID OR PRICE FOR THEIR WORK.
8. THE CONTRACTOR IS TO COORDINATE ALL WORK ON ALL DRAWINGS OR IMPLIED IN THE MANUFACTURERS SPECIFICATIONS.
9. ALL ITEMS SPECIFIED OR INDICATED WITH A MANUFACTURER'S TRADE NAME MAY BE SUBSTITUTED WITH AN "APPROVED EQUAL" ALTERNATE MANUFACTURER OR SUPPLIER UNLESS THAT ITEM IS INDICATED AS A SINGLE SOURCED ITEM. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE ALTERNATE MANUFACTURER OR SUPPLIER MEETS OR EXCEEDS THE GENERAL REQUIREMENTS AND INTENT OF THE DRAWINGS AND PROJECT MANUAL. COORDINATE APPROVALS WITH ARCHITECT.

PROJECT DIRECTORY

OWNER

CITY OF CRESTON
116 W ADAMS STREET
CRESTON, IOWA 50801
(641) 782-2000
CONTACT: MIKE TAYLOR

ARCHITECT

WALKER COEN LORENTZEN ARCHITECTS
3706 INGERSOLL AVE.
DES MOINES, IA 50312
(515) 279-8818
CONTACT: MATHEW COEN, AIA

LIST OF DRAWINGS

SHEET	SHEET TITLE
G001	COVER SHEET
A101	EXTERIOR ELEVATIONS
A102	SOUTH ELEVATION & FIRST FLOOR PLAN

SPECIFICATIONS

SEE SPECIFICATIONS UNDER SEPARATE COVER

SEALS

REGISTERED ARCHITECT
MATHEW COEN
06120
IOWA

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

MATHEW COEN 06120
Printed or Typed Name

Signature: June 30, 2016
Registration expires

Date

Date Issued

Pages or sheets covered by this seal:

14-091

WALKER | COEN | LORENTZEN architects, inc.
3706 Ingersoll Avenue
Des Moines, Iowa 50312
(515) 279-8818

CRESTON DEPOT MASONRY REPAIR
CITY OF CRESTON
116 W. ADAMS STREET
CRESTON, IA 50801

Date	3/3/2015
Drawn by	MCC

No.	Description	Date

SHEET

G001

GENERAL INFO.

PHOTO - NORTH FACADE

PHOTO - TYPICAL UPPER LEVEL WINDOW

PHOTO - TYP. CARGO DOOR OPENINGS

PHOTO - TYP. GROUND LEVEL WINDOW

NORTH ELEVATION

SCALE: 1/8" = 1'-0"
(REFERENCE 1977 DRAWINGS)

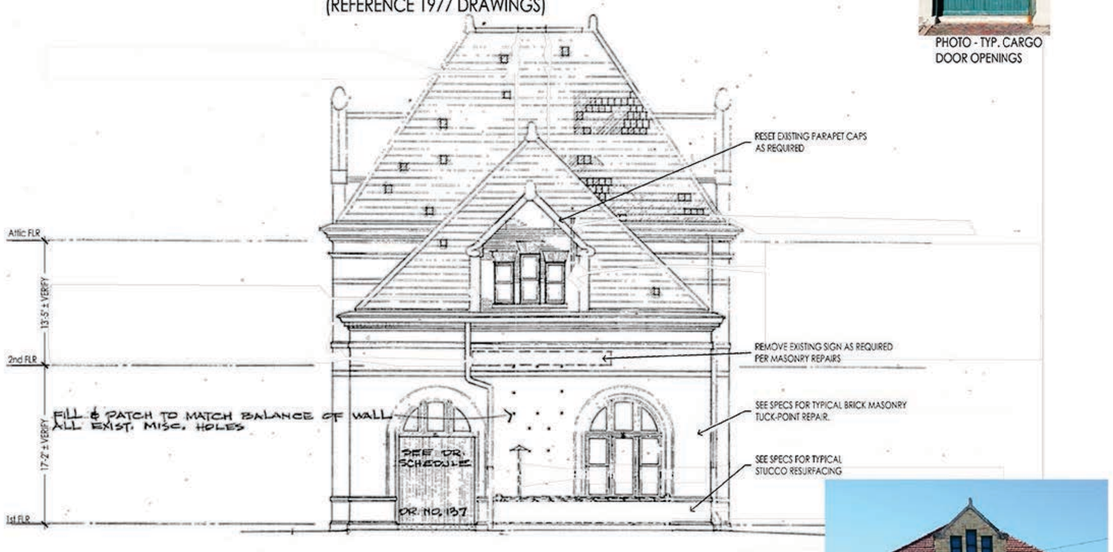


PHOTO - EAST FACADE

EAST ELEVATION

SCALE: 1/8" = 1'-0"
(REFERENCE 1977 DRAWINGS)

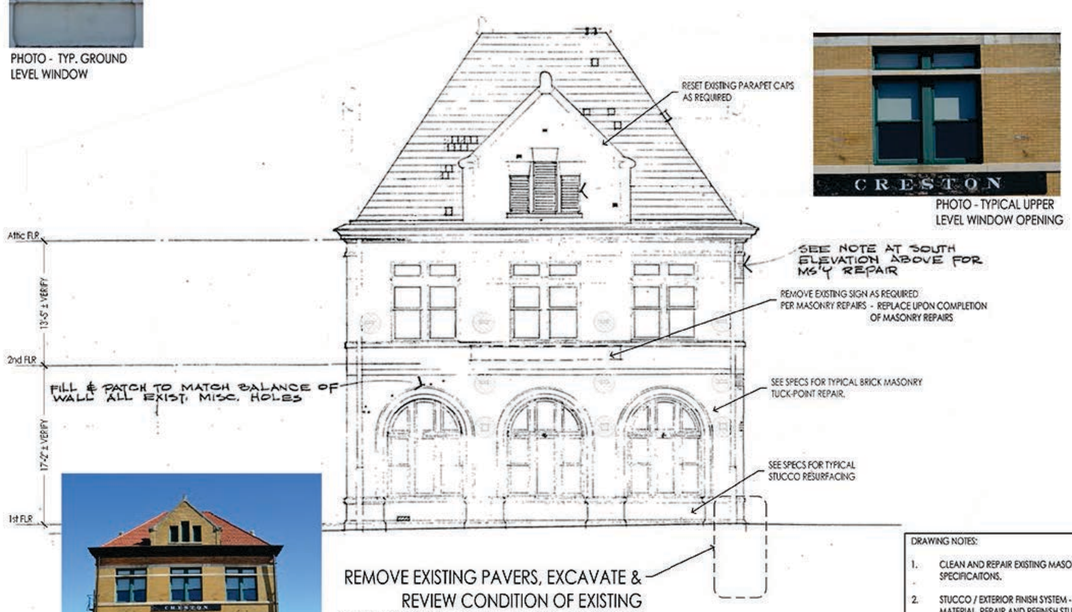


PHOTO - TYPICAL UPPER LEVEL WINDOW OPENING

PHOTO - WEST FACADE

WEST ELEVATION

SCALE: 1/8" = 1'-0"
(REFERENCE 1977 DRAWINGS)

DRAWING NOTES:

1. CLEAN AND REPAIR EXISTING MASONRY PER SPECIFICAITONS.
2. STUCCO / EXTERIOR FINISH SYSTEM - REMOVE LOOSE MATERIAL, REPAIR AND REFINISH STUCCO APRON (SEE SPECS).
3. PROVIDE CAULKING AND SEALANT AT EXISTING MASONRY OPENINGS - REPAIR/REPLACE FLASHING AS REQUIRED.
4. REMOVE AND REPLACE EXISTING SEAL CORNER GUARDS AT ALL EXISTING LOCATIONS.

14-091

WALKER | COEN | LORENTZEN architects, inc.
3706 Ingersoll Avenue
Des Moines, Iowa 50312
(515) 279-8818

CRESTON CITY HALL - MASONRY REPAIRS

CITY OF CRESTON
116 W. ADAMS STREET
CRESTON, IA 50801

Date	3/3/2015
Drawn by	MCC

No.	Description	Date

SHEET

A101

EXTERIOR ELEVATIONS

PHOTO - SOUTH FACADE

SOUTH ELEVATION

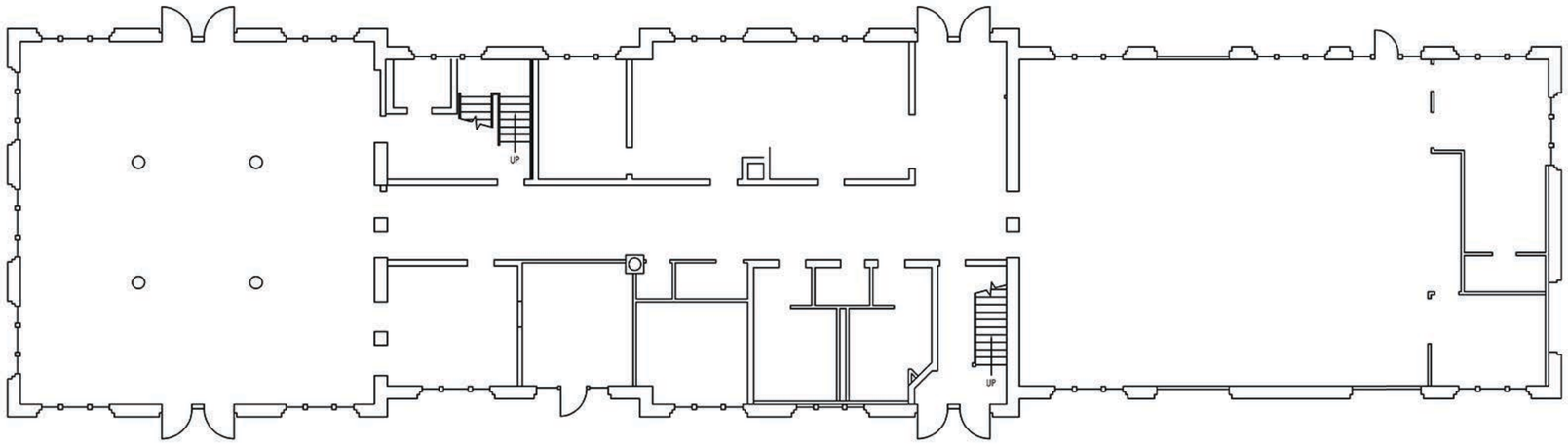
SCALE: 1/8" = 1'-0"

(REFERENCE 1977 DRAWINGS)

PHOTO - EXISTING REF. PIPING - REPLACE INSULATION AND PROVIDE PRE-FINISHED COVER PANEL

PHOTO - TYP. CARGO DOOR

PHOTO - TYP. GROUND LEVEL WINDOW



FIRST FLOOR PLAN

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

14-091

WALKER | COEN | LORENTZEN
architects, inc.
3706 Ingersoll Avenue
Des Moines, Iowa 50312
(515) 279-8818

CRESTON CITY HALL - MASONRY REPAIRS

CITY OF CRESTON
116 W. ADAMS STREET
CRESTON, IA 50801

Date 3/3/2015
Drawn by MCC

No.	Description	Date

SHEET
A102

SOUTH & WEST ELEV.