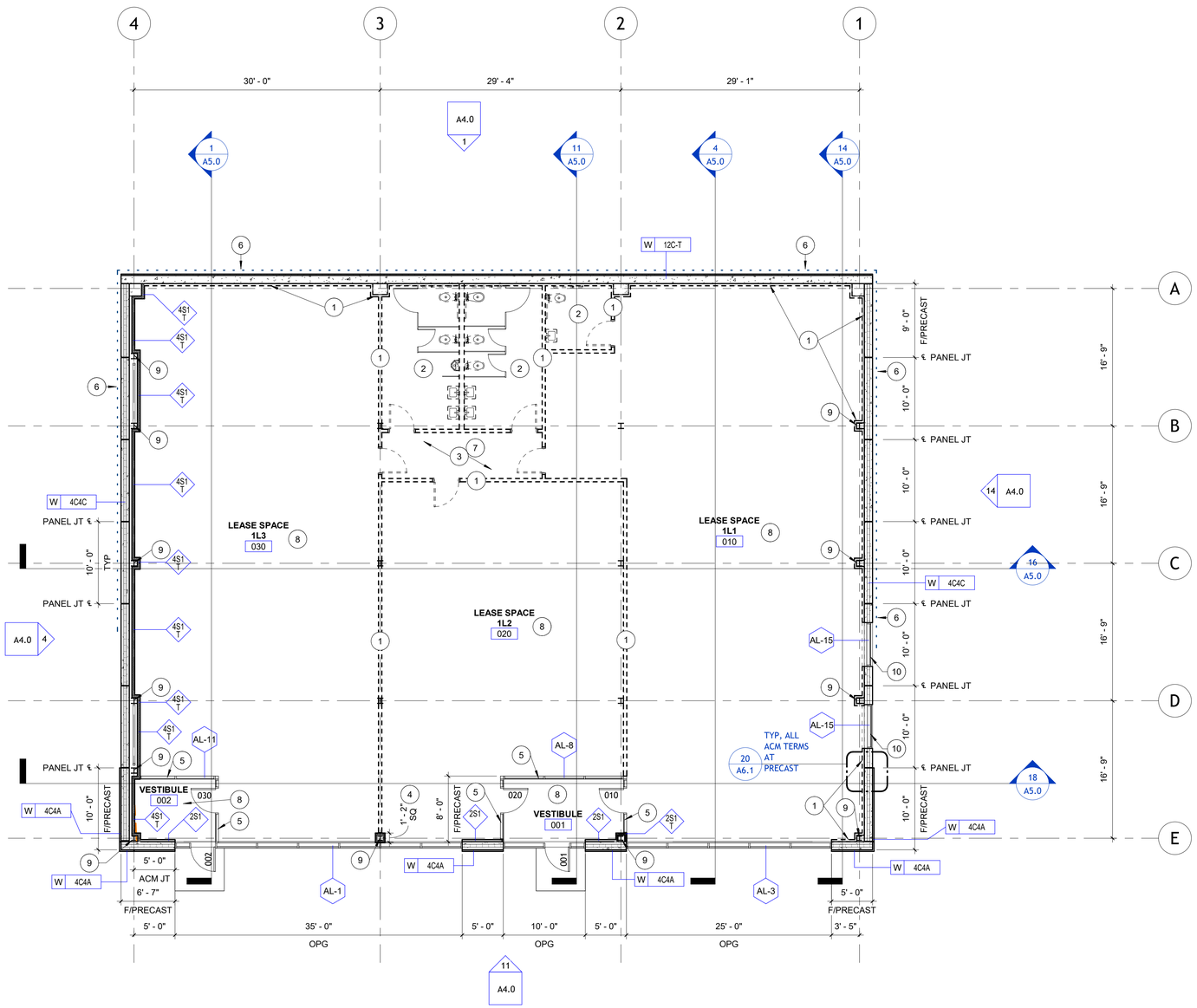

16 0-LOWER GRADE FLOOR PLAN
1/8" = 1'-0"

N
PLAN

GENERAL NOTES

1. INTERIOR WALLS ARE DIMENSIONED TO CENTER OF FRAMING UnO
2. EXTERIOR WALLS ARE DIMENSIONED TO OUTSIDE FACE OF PRECAST AND OUTSIDE FACE OF SHEATHING AT FRAMED EXTERIOR WALLS.
3. OFFSET HINGED SIDE OF DOOR RO 4" FROM ADJACENT WALL UNLESS DIMENSIONED OTHERWISE ON PLAN.
4. CONTRACTOR SHALL PROVIDE BLOCKING IN FRAMED WALLS FOR SUPPORT OF WALL MOUNTED HARDWARE INDICATED.
5. UNLESS NOTED OTHERWISE, BOLD LINEWORK DENOTES WORK OF THIS CONTRACT, DASHED LINEWORK DENOTES EXISTING TO BE DEMOLISHED, AND FADED LINEWORK DENOTES EXISTING TO REMAIN.
6. ALL EXISTING CONSTRUCTION AND ITEMS TO REMAIN, INCLUDING BUT NOT LIMITED TO ITEMS INDICATED ON THESE DRAWINGS SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE PROJECT. ANY ITEM THAT IS DAMAGED SHALL BE REPLACED OR REPAIRED TO THE OWNER'S SATISFACTION.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE AND OBSERVE ALL EXISTING CONDITIONS BEFORE BIDDING THE PROJECT. CONTACT ARCHITECT WITH ANY DISCREPANCIES. FAILURE TO DO SO DOES NOT RELIEVE THE CONTRACTOR FROM PROVIDING A COMPLETE PROJECT AS INTENDED.
8. GENERAL CONTRACTOR TO PROVIDE ALL INDICATED AND REQUIRED DEMOLITION WORK EXCEPT WHERE SPECIFICALLY INDICATED TO BE PROVIDED BY OTHER CONTRACTS OR SHOWN BY OTHER DISCIPLINES AS THEIR WORK.
9. ANY DAMAGE TO ADJACENT SURFACES, FINISHES OR ACCESSORIES DURING THE DEMOLITION OR NEW CONSTRUCTION PHASE SHALL BE REPAIRED TO MATCH THE EXISTING CONDITION BY THE DISCIPLINE WHOSE WORK RESULTED IN THE DAMAGE USE MATERIALS TO MATCH OR RESEMBLE EXISTING AND HAVE SAME FINISHES AS THOSE REMOVED AND/OR ADJACENT MATERIALS UNLESS OTHERWISE NOTED.
10. REMODELING, MODIFYING, PATCHING AND REPAIR OF EXISTING BUILDING COMPONENTS SHALL BE DONE AS REQUIRED TO PRODUCE FINISHED WORK EQUAL IN QUALITY TO THE NEW WORK AS SPECIFIED AND DETAILED. CUTTING AND PATCHING SHALL BE THE RESPONSIBILITY OF THE TRADE WHOSE WORK RESULTS IN THE NEED FOR CUTTING AND PATCHING UNLESS A SPECIFIC CONTRACTOR IS CALLED OUT ON THE DRAWINGS. QUALITY OF WORKMANSHIP, MATERIALS AND QUALITY OF FINISH SHALL BE EQUAL TO THE LEVEL ESTABLISHED FOR SIMILAR NEW WORK. EXCEPT WHERE EXISTING APPEARANCE IS TO BE MATCHED TO PROVIDE CONTINUITY.
11. ALL PANEL JOINTS IN PRECAST WALL PANELS SHALL BE 1/2" WIDE AND FILLED WITH BACKER ROD AND SEALANT, BOTH SIDES OF JOINT.

PLAN KEY NOTES

1. INTERIOR WALLS AND DOORS, SHOWN DASHED, WILL BE DESIGNED AND CONSTRUCTED TO ACCOMMODATE COMMERCIAL TENANTS. FINAL INTERIOR WALL LAYOUTS MAY VARY FROM THOSE SHOWN ON THESE PLANS AND WILL BE COORDINATED BY THE OWNER.
2. A MINIMUM NUMBER OF PLUMBING FIXTURES IS REQUIRED PER PLUMBING CODE REQUIREMENTS. DASHED FIXTURES ARE A RECOMMENDATION BASED ON ESTIMATED FUTURE OCCUPANTS. FINAL PLUMBING FIXTURE COUNTS WILL BE COORDINATED BY THE OWNER.
3. A MINIMUM OF ONE FIRE EXTINGUISHER IS REQUIRED IN THE COMMON SPACE OF THIS FLOOR. THE FINAL LOCATION WILL BE DETERMINED WHEN INTERIOR WALLS ARE DESIGNED AND COORDINATED BY THE OWNER.
4. PROVIDE A METAL COLUMN COVER AROUND THIS COLUMN. ROUGH EXTENTS ARE DIMENSIONED. CONTRACTOR TO FV AVAILABLE SPACE BEFORE INSTALLATION AND COLUMN COVERS MIGHT NOT BE CENTERED ON COLUMNS. PROVIDE A 1/2" MAXIMUM SEALANT JOINT WITH BACKER ROD BETWEEN THE COLUMN COVER AND ADJACENT STOREFRONT, CURTAINWALL, AND WALL ASSEMBLIES. PROVIDE ACOUSTIC INSULATION INSIDE THE COLUMN COVER.
5. PROVIDE WALL TYPE 4S3 WITH WALL MODIFIER "T" FROM TOP OF ALUMINUM FRAME TO ROOF DECK ABOVE, THIS FRAME.
6. THIS DASHED LINE REPRESENTS THE PATH OF BELOW GRADE WATERPROOFING. THE WATERPROOFING SYSTEM IS BASED ON W.R. MEADOWS MEL ROL SELF-ADHERING WATERPROOFING MEMBRANE APPLIED TO THE FACE OF FOUNDATION WITH A W.R. MEADOWS MEL DRAIN DRAINAGE BOARD SYSTEM. PROVIDE UNDERGROUND PIPING TO EXTEND DRAINAGE BOARD TO THE STORMWATER COLLECTION SYSTEM. ALSO SEE WALL SECTIONS ON SHEETS A5.2 AND A5.3.
7. A MINIMUM OF ONE DRINKING FOUNTAIN AND ONE SERVICE SINK ARE REQUIRED ON THIS FLOOR PER PLUMBING CODE REQUIREMENTS. THE LOCATIONS OF THESE FIXTURES WILL BE COORDINATED BY THE OWNER.
8. CEILINGS WILL BE DESIGNED AND CONSTRUCTED TO ACCOMMODATE COMMERCIAL TENANTS AND WILL BE COORDINATED BY THE OWNER, THIS ROOM.
9. EXTEND UNDER-SLAB INSULATION UNDER THICKENED EDGE OF SLAB AT PIERS FOR COLUMNS.
10. CENTER ALUMINUM FRAME IN PRE-CAST WALL PANEL. REFER TO FRAME ELEVATION FOR OPENING SIZE AND SILL HEIGHT.

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Client Name
PORTZEN CONSTRUCTION

Project Name
MULTI-TENANT COMMERCIAL BUILDING

Location / Description
6600 BOULDER BROOK CT
DUBUQUE, IA 52003

Revisions

Rev	Description	Date
	Issued for Bidding	
	Issued for Construction	03/11/24

Project Number 23214
Project Manager

Autodesk Docs://23214 Portzen Multi-Tenant Commercial Building/A-23214_Portzen Multi-Tenant Commercial Building-v24.rvt
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All scales based on 22x34, full sheet size.

Sheet Title
LOWER GRADE FLOOR PLAN

A1.0