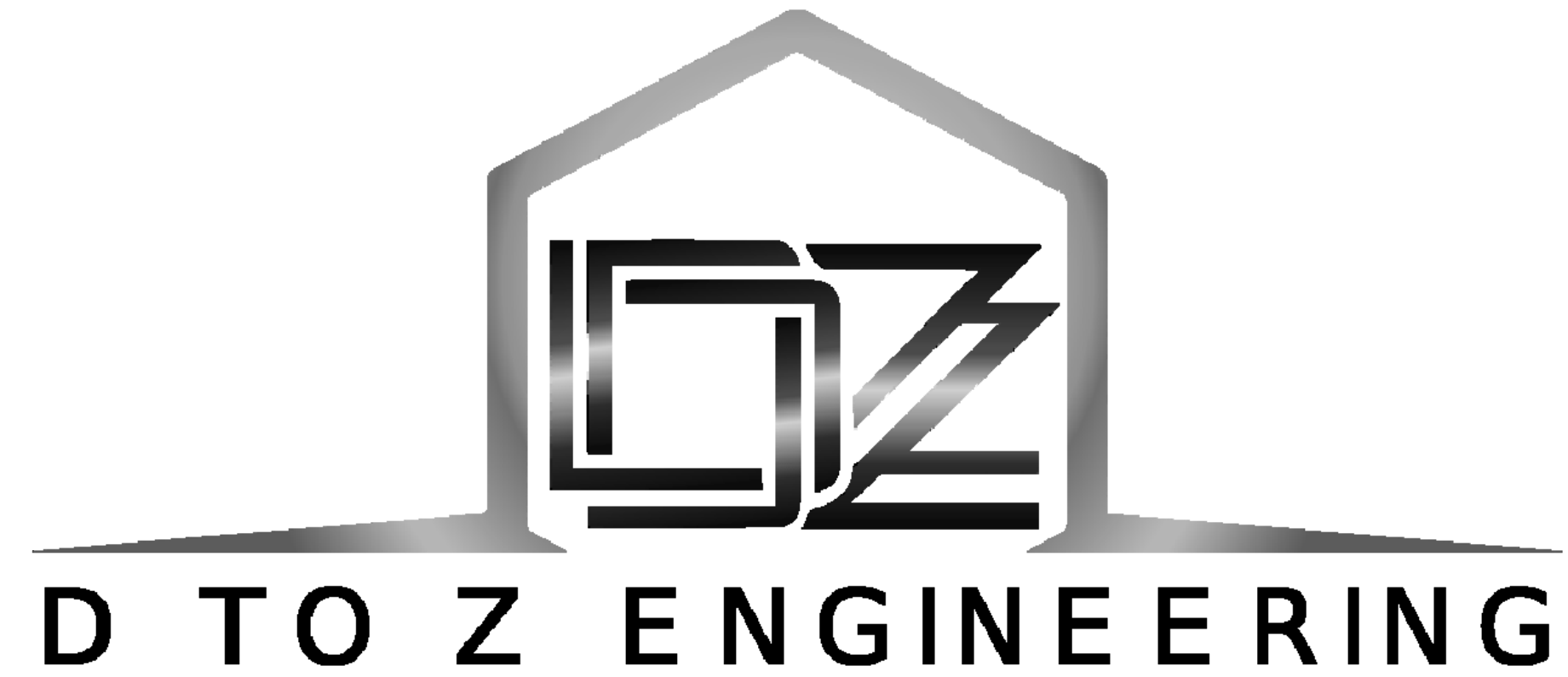


Jacobsen & Brown Building Remodel

PREPARED FOR: KAREN ROWELL, DIRECTOR
DOWNTOWN CLINTON ALLIANCE

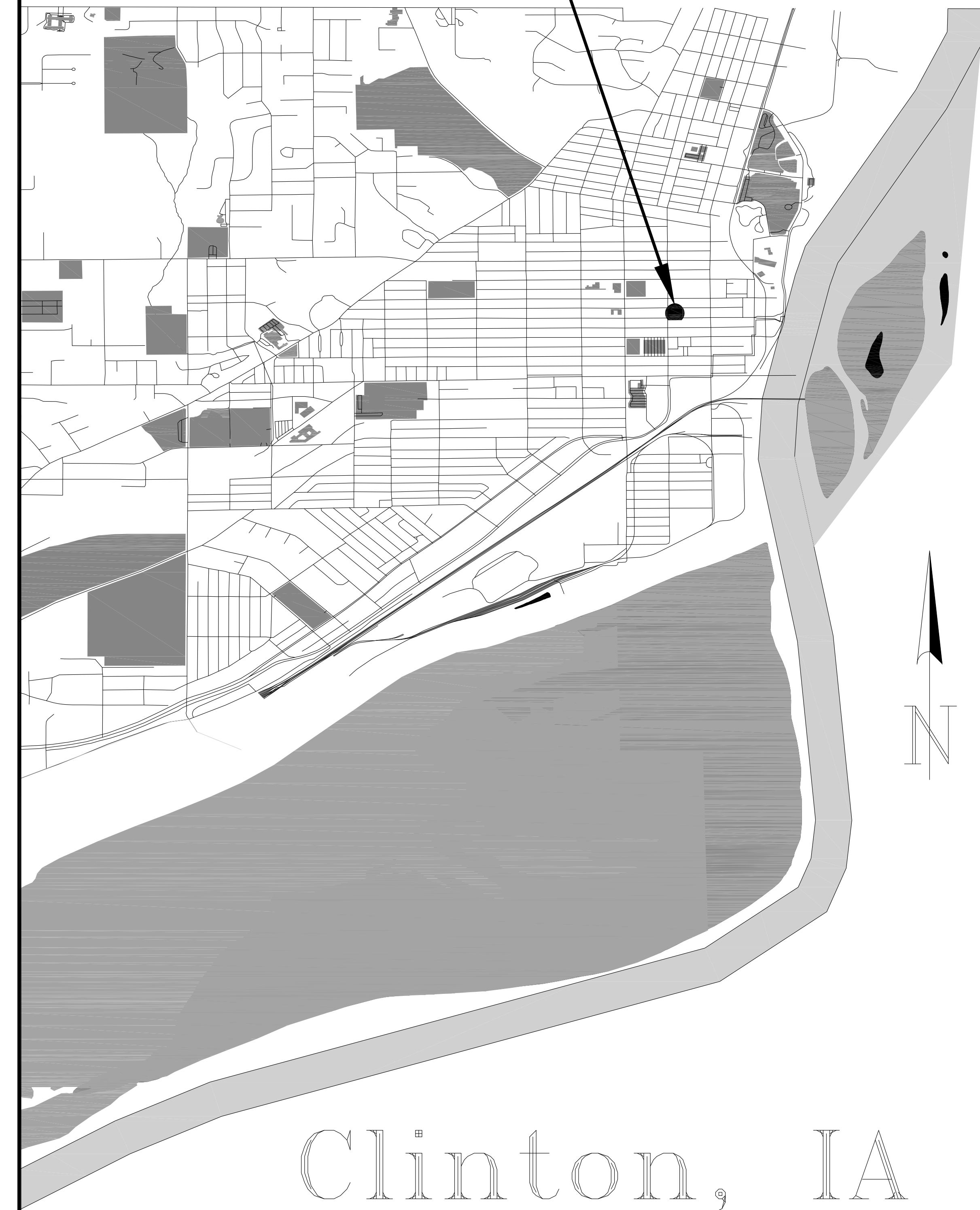
MAY 3RD, 2019



SHEET INDEX

COVER SHEET	A-1
SITE PLAN	A-2
PROPOSED FRONT ELEVATION	A-3
WEST SIDE JACOBSEN ELEVATION	A-4
PROPOSED REAR ELEVATION	A-5
PROPOSED EAST SIDE BROWN ELEVATION	A-6
1ST FLOOR PLAN	A-7
2ND FLOOR PLAN	A-8
3RD FLOOR PLAN	A-9
4TH FLOOR PLAN	A-10
DEVELOPED 2ND FLOOR	A-11
DEVELOPED 3RD FLOOR	A-12
DEVELOPED 4TH FLOOR	A-13
2ND FLOOR BEARING WALL	A-14
3RD FLOOR BEARING WALL	A-15
4TH FLOOR BEARING WALL	A-16
DEMOLITION FRONT ELEVATION	D-1
DEMOLITION REAR ELEVATION	D-2
DEMOLITION EAST SIDE ELEVATION	D-3
LINTEL BEAM DETAILS	S-1
STAIRWAY DETAILS	S-2
ADA RAMP DETAILS	S-3

PROJECT SITE



PROJECT: CEE: 4850
DATE: 5/3/2019
DRAWN BY: D-Z ENGINEERING
REVISION:

THE UNIVERSITY OF IOWA
CIVIL AND ENVIRONMENTAL ENGINEERING
4105 SEAMANS CENTER FOR THE
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IOWA CITY, IOWA 52242
PHONE: 319.335.5647
FAX: 319.335.5660
EMAIL: civil-hawks@iowa.edu



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JACOBSEN BUILDING

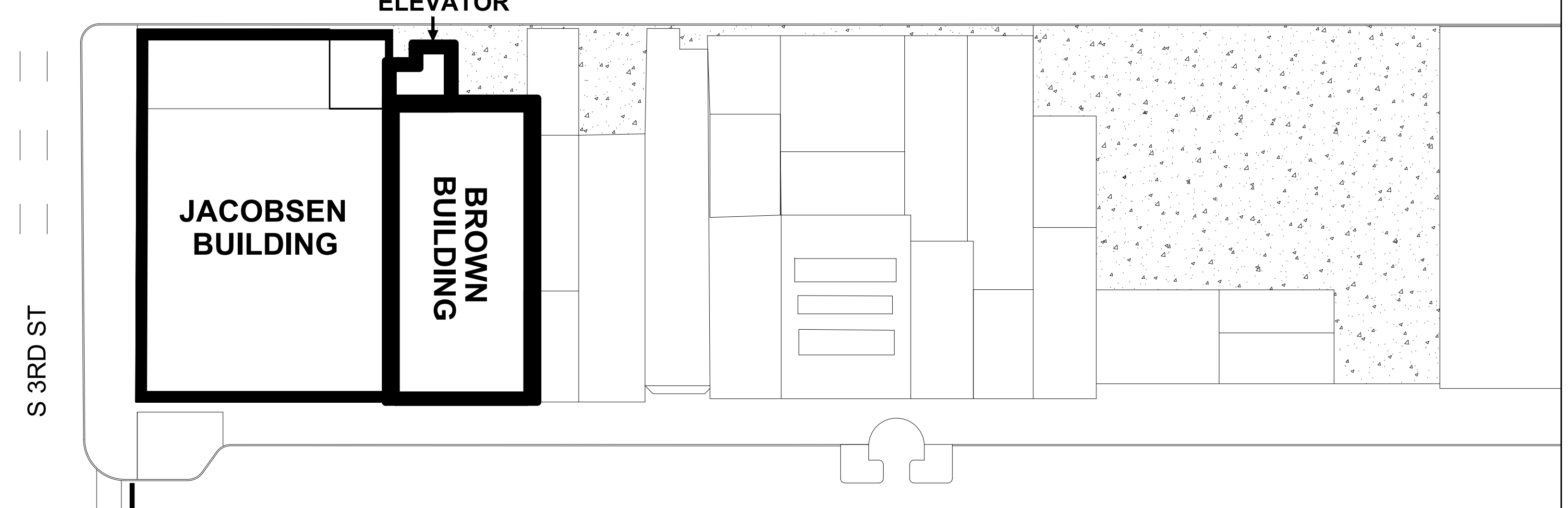
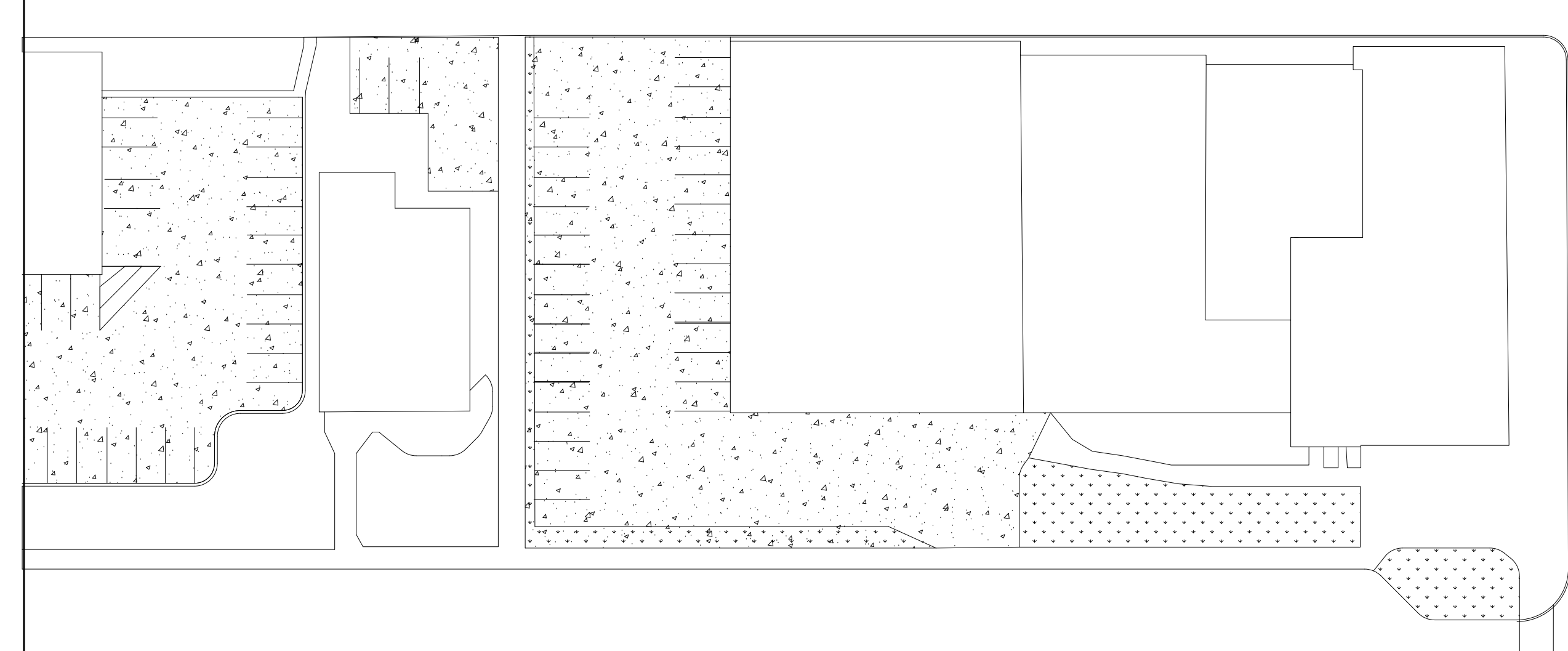
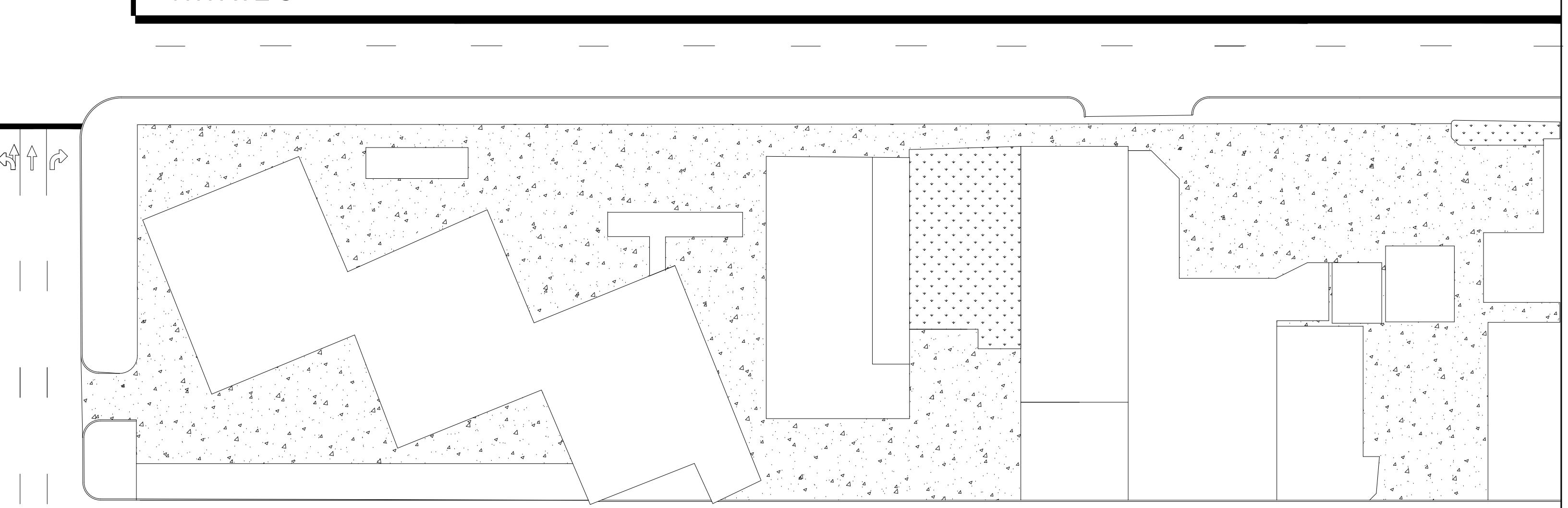
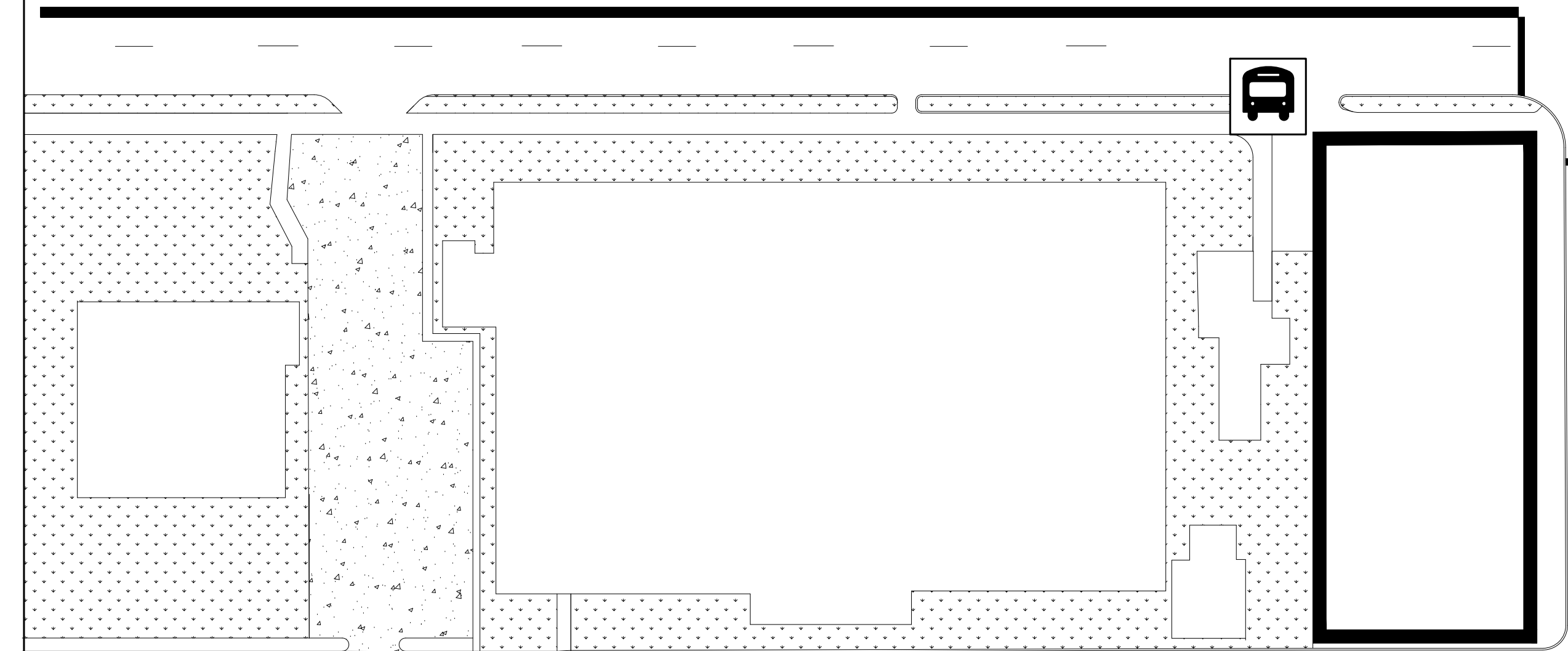
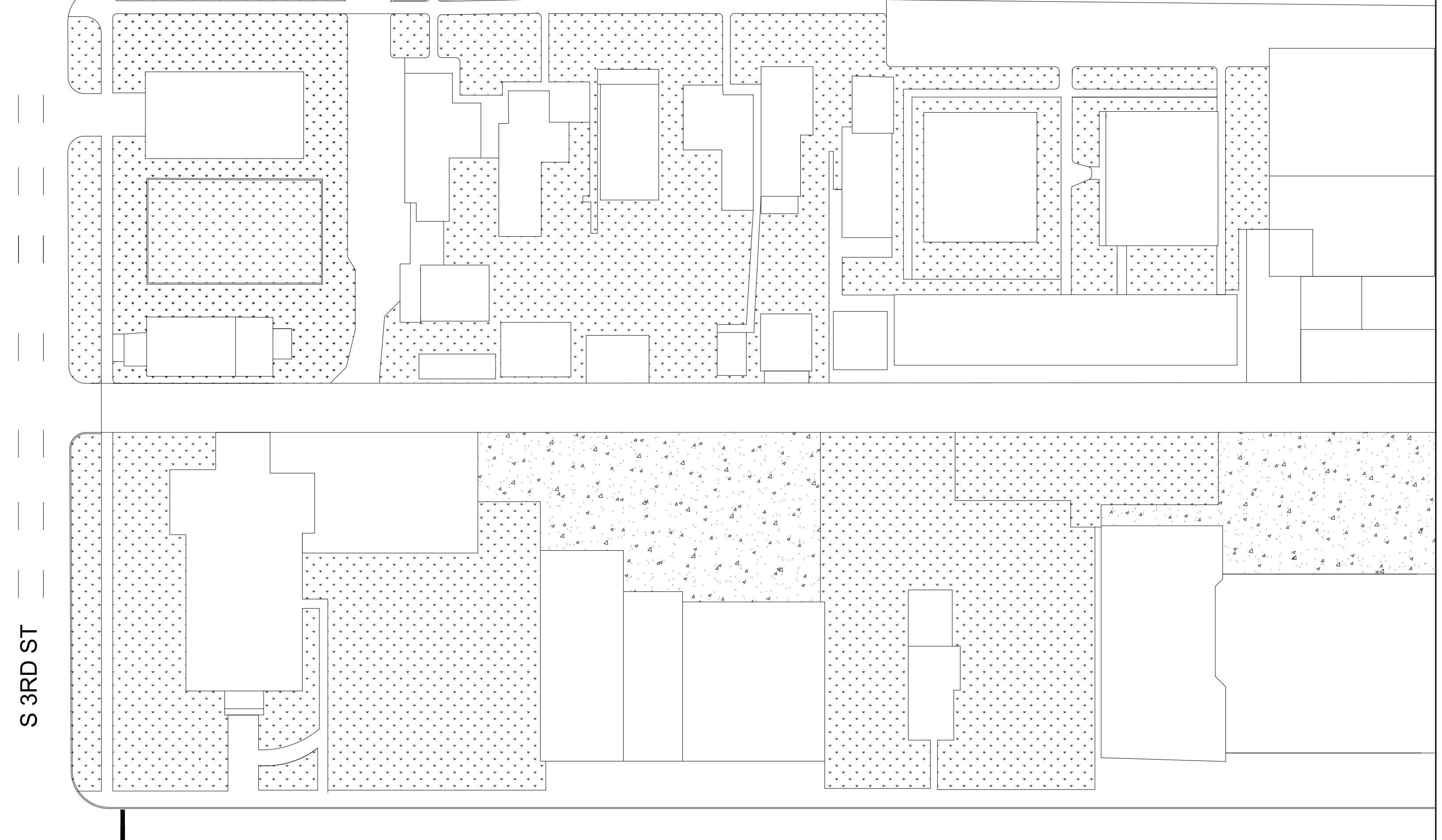
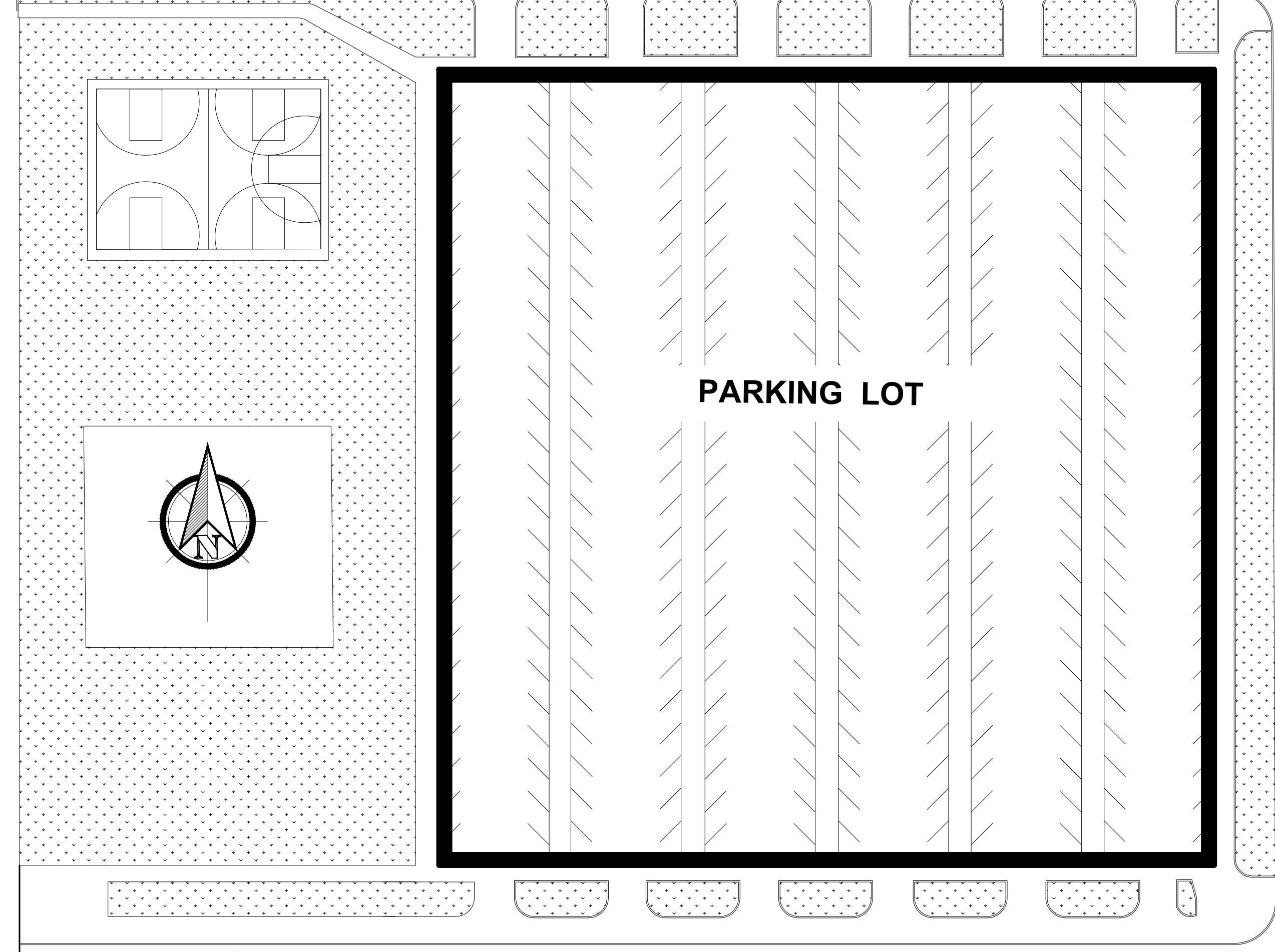
246 5TH AVE S CLINTON, IA 52732
238 5TH AVE S CLINTON, IA 52732

SHEET NAME

COVER SHEET

SHEET NO.

A-1



PROJECT:	CEE: 4850
DATE :	5/3/2019
DRAWN BY:	D-Z ENGINEERING
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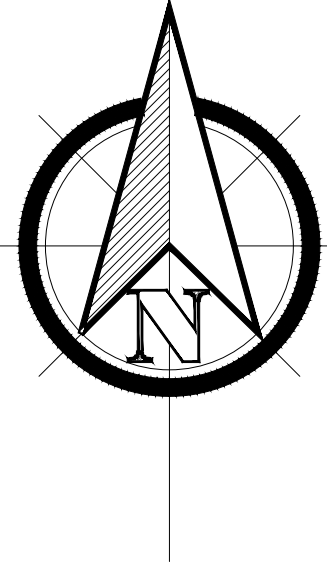
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JACOBSEN BUILDING

246 5TH AVE S CLINTON, IA 52732
 238 5TH AVE S CLINTON, IA 52732

SHEET NAME
 SITE PLAN

SHEET NO.
A-2



JACOBSEN & BROWN
PROPOSED FRONT ELEVATION



SCALE 3/16" = 1"

PROJECT: CEE: 4850

DATE : 5/3/2019

DRAWN BY: D-Z ENGINEERING

REVISION:

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JACOBSEN BUILDING

246 5TH AVE S CLINTON, IA 52732

238 5TH AVE S CLINTON, IA 52732

SHEET NAME

PROPOSED FRONT
 ELEVATION

SHEET NO.

A-3



JACOBSEN BUILDING
WEST SIDE ELEVATION



SCALE: 3/16"=1'

PROJECT:	CEE: 4850
DATE :	4/30/2019
DRAWN BY:	D-Z ENGINEERING
REVISION:	

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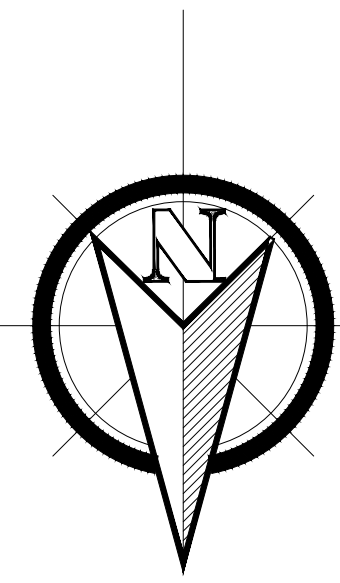


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JACOBSEN BUILDING
 246 5TH AVE S CLINTON, IA 52732
 238 5TH AVE S CLINTON, IA 52732

SHEET NAME
 SIDE JACOBSEN
 ELEVATION (WEST)

SHEET NO.
A-4



JACOBSEN & BROWN

PROPOSED REAR ELEVATION



SCALE 3/16" = 1"

PROJECT:	CEE: 4850
DATE :	5/3/2019
DRAWN BY:	D-Z ENGINEERING
REVISION:	

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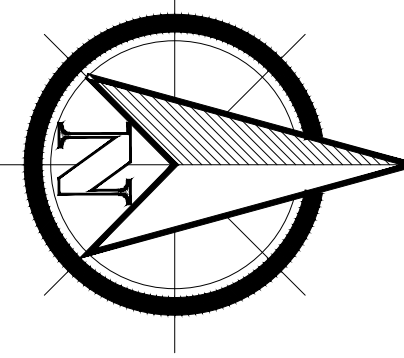
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JACOBSEN BUILDING

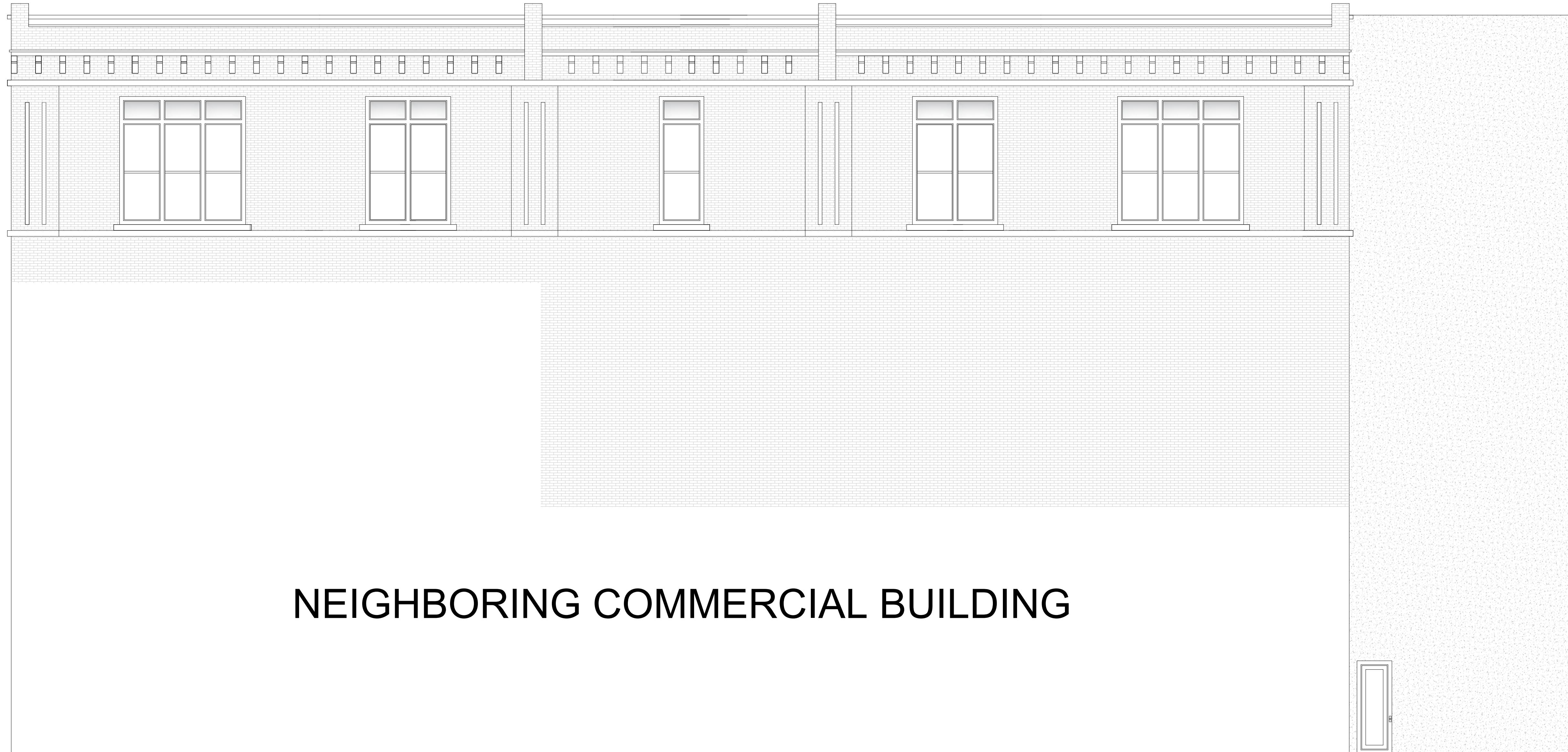
246 5TH AVE S CLINTON, IA 52732
 238 5TH AVE S CLINTON, IA 52732

SHEET NAME
 PROPOSED REAR
 ELEVATION

SHEET NO.
A-5



**BROWN BUILDING PROPOSED
EAST SIDE ELEVATION**



NEIGHBORING COMMERCIAL BUILDING

SCALE 3/16" = 1"

PROJECT:	CEE: 4850
DATE :	5/3/2019
DRAWN BY:	D-Z ENGINEERING
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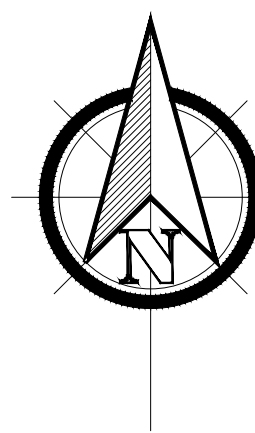
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JACOBSEN BUILDING

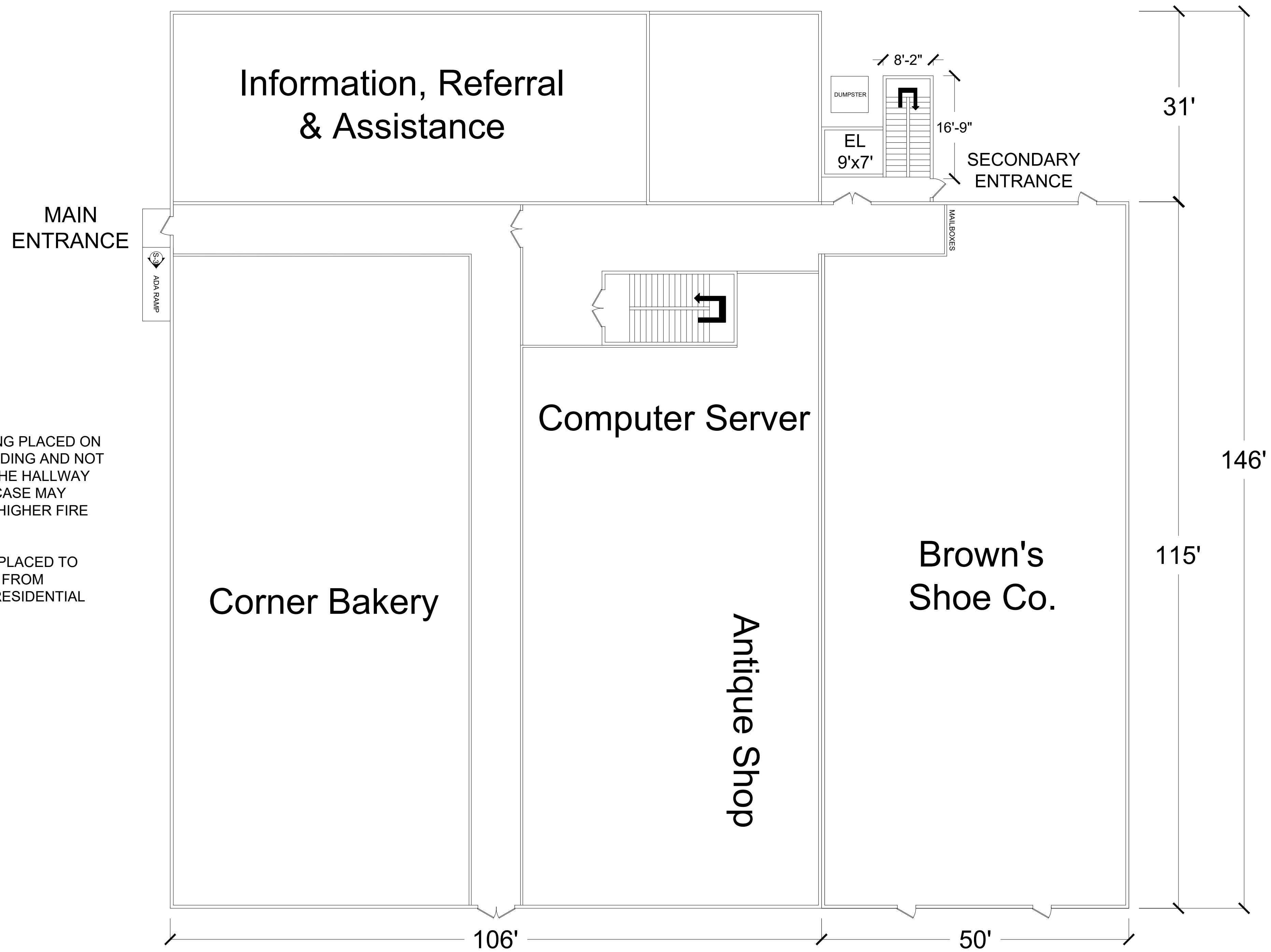
246 5TH AVE S CLINTON, IA 52732
 238 5TH AVE S CLINTON, IA 52732

SHEET NAME
 SIDE BROWN
 ELEVATION (EAST)

SHEET NO.
A-6



**COMBINED FLOOR PLAN
FIRST FLOOR**



NOTE:
DUE TO STAIRCASE BEING PLACED ON THE INSIDE OF THE BUILDING AND NOT DIRECTLY TO AN EXIT, THE HALLWAY LEADING TO THE STAIRCASE MAY BENEFIT FROM HAVING HIGHER FIRE RATED WALLS.

PRIVACY DOORS WERE PLACED TO DETER NON-RESIDENTS FROM WANDERING INTO THE RESIDENTIAL AREAS.

Scale: 3/32"=1'

PROJECT:	CEE: 4850
DATE :	5/3/2019
DRAWN BY:	D-Z ENGINEERING
REVISION:	

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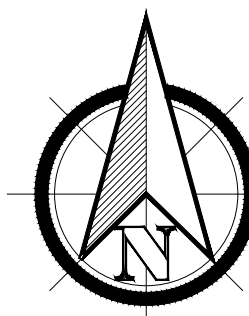
EDUCATIONAL - NOT FOR CONSTRUCTION

JACOBSEN BUILDING

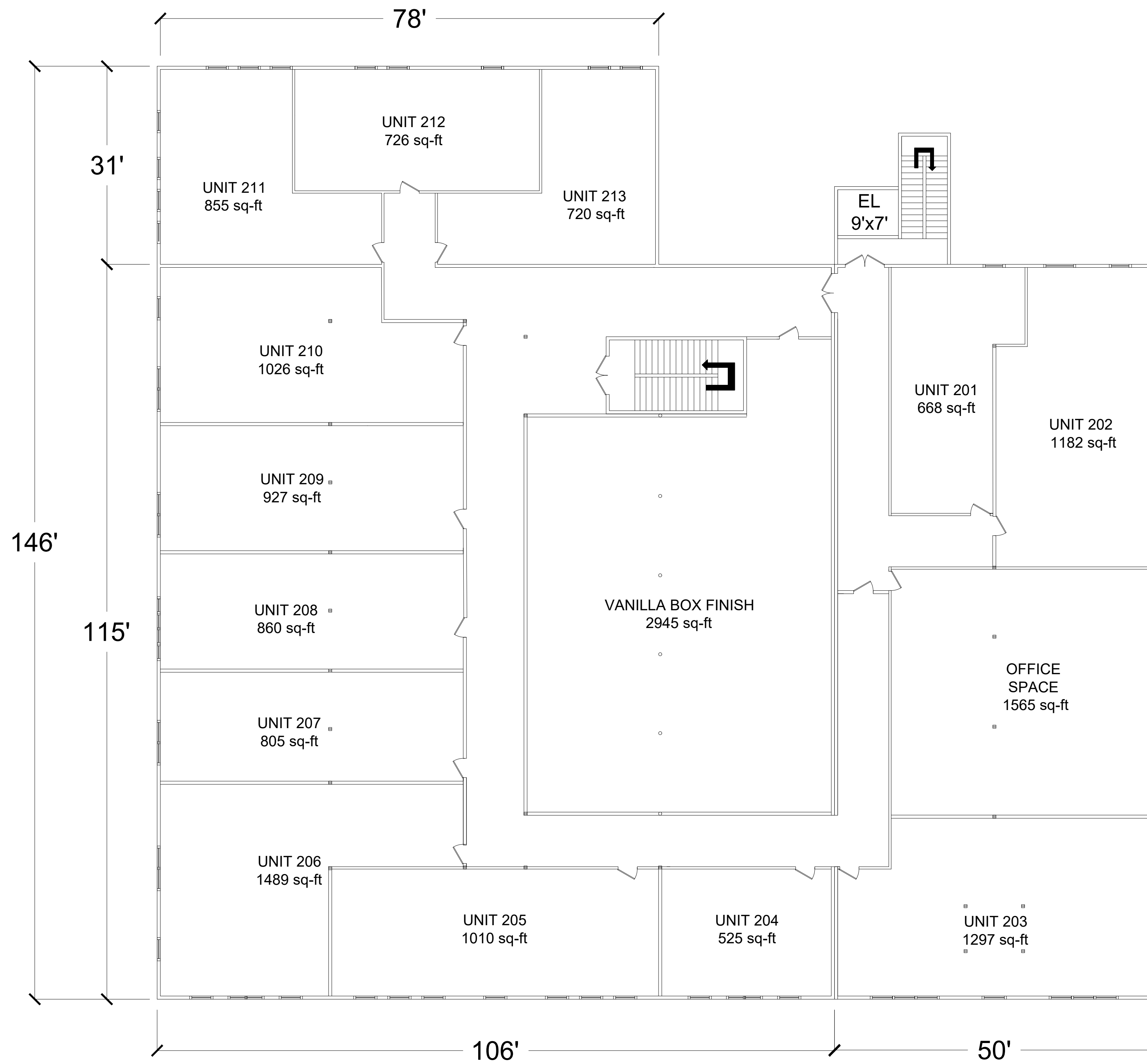
246 5TH AVE S CLINTON, IA 52732
238 5TH AVE S CLINTON, IA 52732

SHEET NAME
FIRST FLOOR

SHEET NO.
A-7



COMBINED FLOOR PLAN SECOND FLOOR



NOTE:
PRIVACY DOORS WERE PLACED TO
DETER NON-RESIDENTS FROM
WANDERING INTO THE RESIDENTIAL
AREAS.

Scale: 3/32"=1'

PROJECT:	CEE: 4850
DATE :	5/3/2019
DRAWN BY:	D-Z ENGINEERING
REVISION:	

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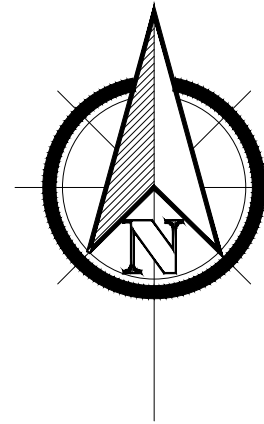


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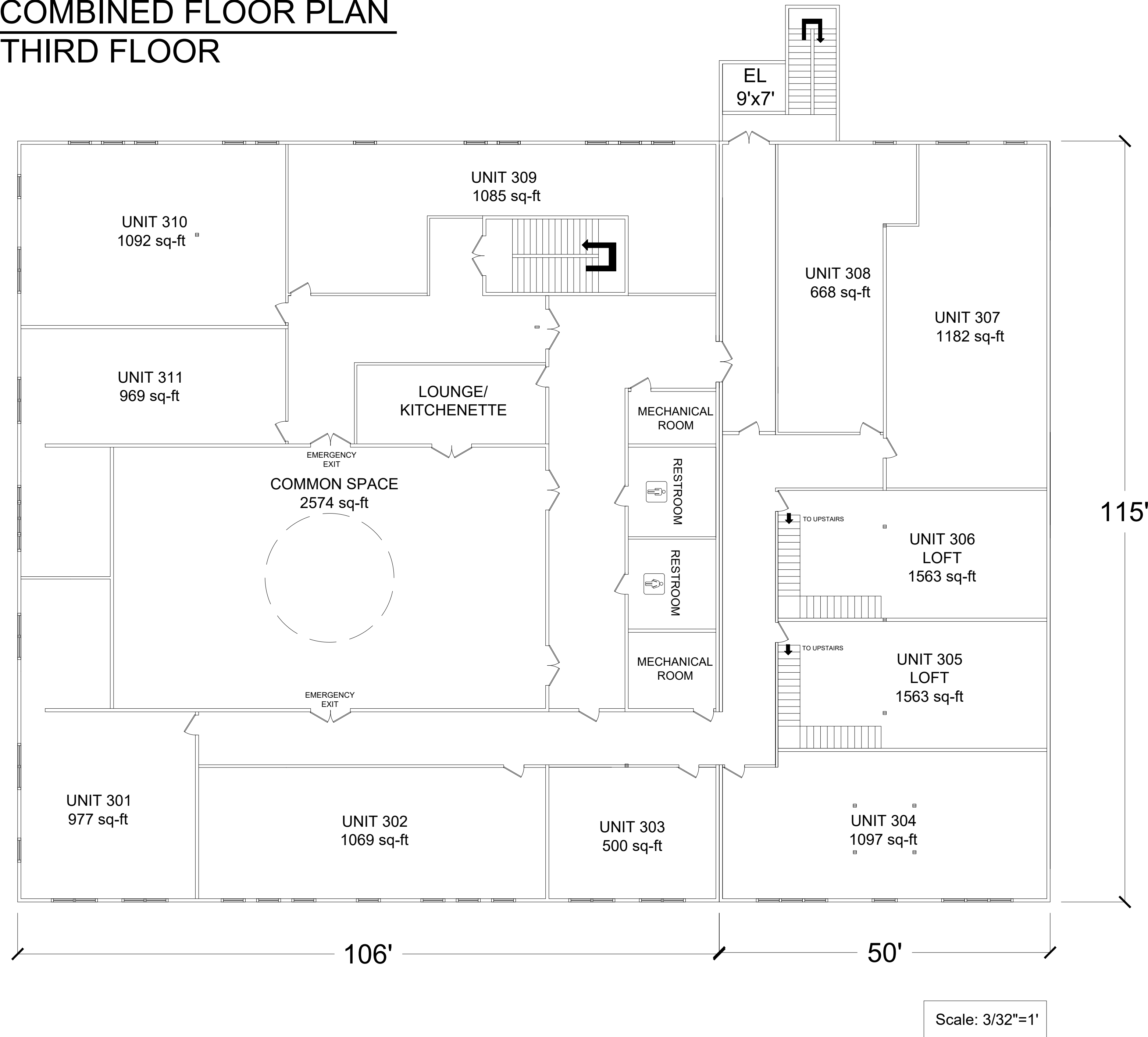
JACOBSEN BUILDING
246 5TH AVE S CLINTON, IA 52732
238 5TH AVE S CLINTON, IA 52732

SHEET NAME
SECOND FLOOR

SHEET NO.
A-8



COMBINED FLOOR PLAN THIRD FLOOR



NOTE:
THE STAGE WAS REPLACED BY
BEDROOMS FOR UNITS 301 AND 311 TO
TAKE ADVANTAGE OF THE WINDOW
SPACE BUT THE STAGE CAN BE USED
INSTEAD IF THIS OPTION IS NOT
PREFERRED.

PRIVACY DOORS WERE PLACED TO
DETER NON-RESIDENTS FROM
WANDERING INTO THE RESIDENTIAL
AREAS.

LOFTS WERE INTEGRATED TO TAKE
ADVANTAGE OF WINDOW AVAILABILITY
ON FOURTH FLOOR.

PROJECT:	CEE: 4850
DATE :	5/3/2019
DRAWN BY:	D-Z ENGINEERING
REVISION:	

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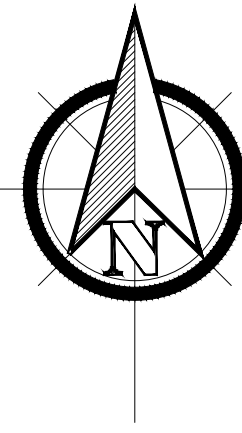
EDUCATIONAL - NOT
FOR CONSTRUCTION

JACOBSEN BUILDING

246 5TH AVE S CLINTON, IA 52732
238 5TH AVE S CLINTON, IA 52732

SHEET NAME
THIRD FLOOR

SHEET NO.
A-9



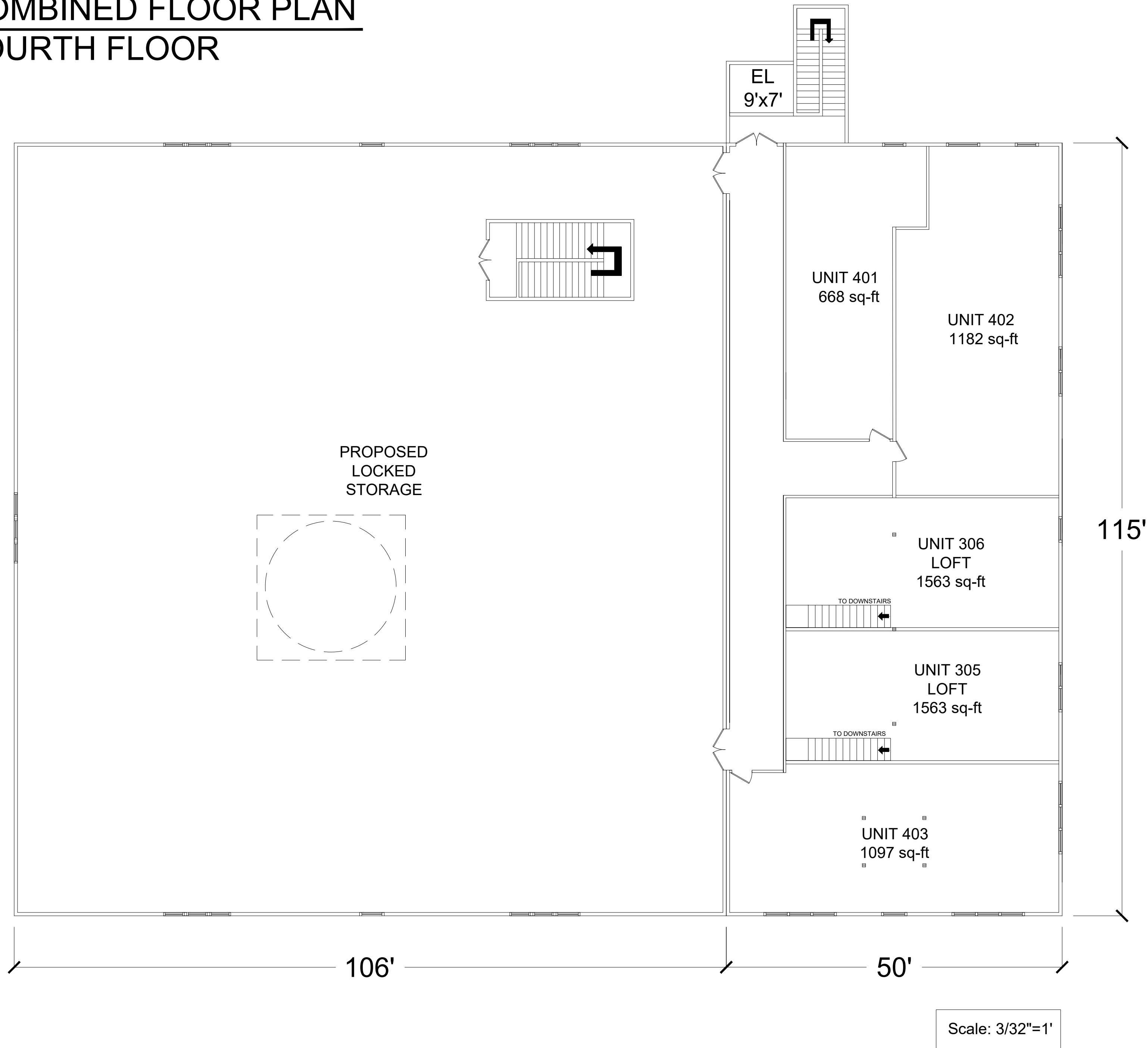
COMBINED FLOOR PLAN FOURTH FLOOR

NOTE:
NOT ALL OF THE FOURTH FLOOR IS AVAILABLE FOR STORAGE AS THE THIRD FLOOR BALLROOM DOME PROTRUDES INTO THIS FLOOR AND THERE ARE WOODEN TRUSSES.

SKYLIGHTS ARE AN OPTION FOR THE APARTMENTS ON THE FOURTH FLOOR TO BRING IN LIGHT TO THE UNITS. UNIT 401 ONLY HAS ACCESS TO 1 WINDOW SO IT WOULD DEFINITELY BENEFIT FROM A SKYLIGHT.

WINDOWS ON THE EAST SIDE OF THE BROWN BUILDING ARE NEW WINDOWS SO WINDOW OPENINGS WILL NEED TO BE CUT OUT.

A STEP MAY BE REQUIRED TO GO FROM THE BROWN BUILDING INTO THE JACOBSEN BUILDING IF THE FLOOR LEVELS DO NOT ALIGN.



PROJECT:	CEE: 4850
DATE :	5/3/2019
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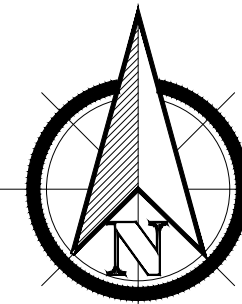
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JACOBSEN BUILDING

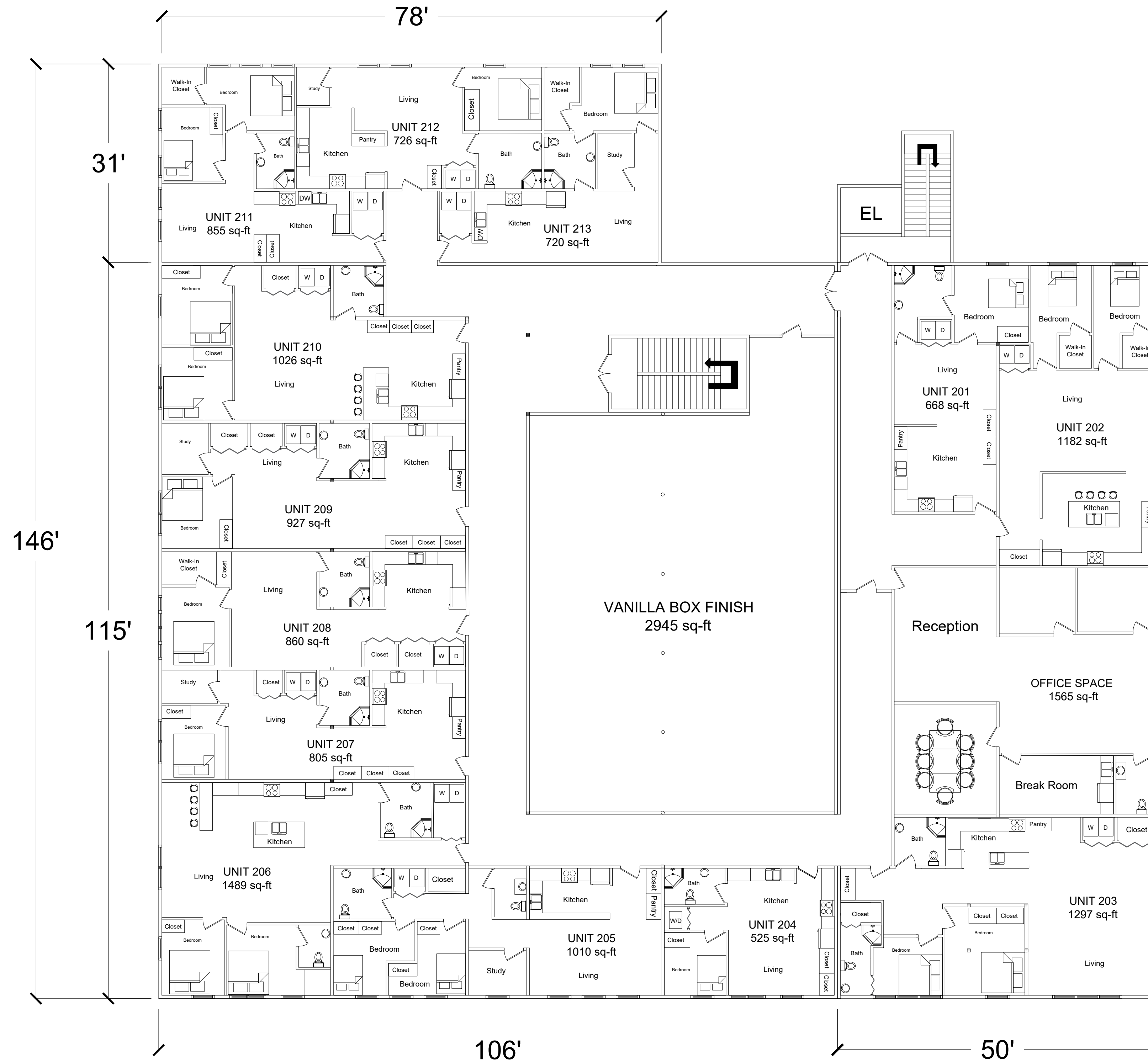
246 5TH AVE S CLINTON, IA 52732
238 5TH AVE S CLINTON, IA 52732

SHEET NAME
FOURTH FLOOR

SHEET NO.
A-10



**DEVELOPED FLOOR PLAN
SECOND FLOOR**



NOTE:
PRIVACY DOORS WERE PLACED TO
DETER NON-RESIDENTS FROM
WANDERING INTO THE RESIDENTIAL
AREAS.

Scale: 3/32"=1'

PROJECT:	CEE: 4850
DATE :	5/3/2019
DRAWN BY:	D-Z ENGINEERING
REVISION:	

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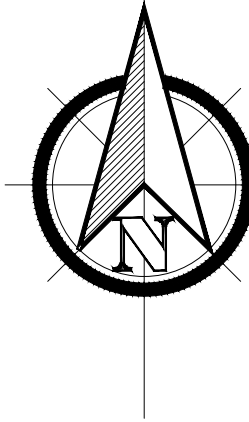


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JACOBSEN BUILDING
246 5TH AVE S CLINTON, IA 52732
238 5TH AVE S CLINTON, IA 52732

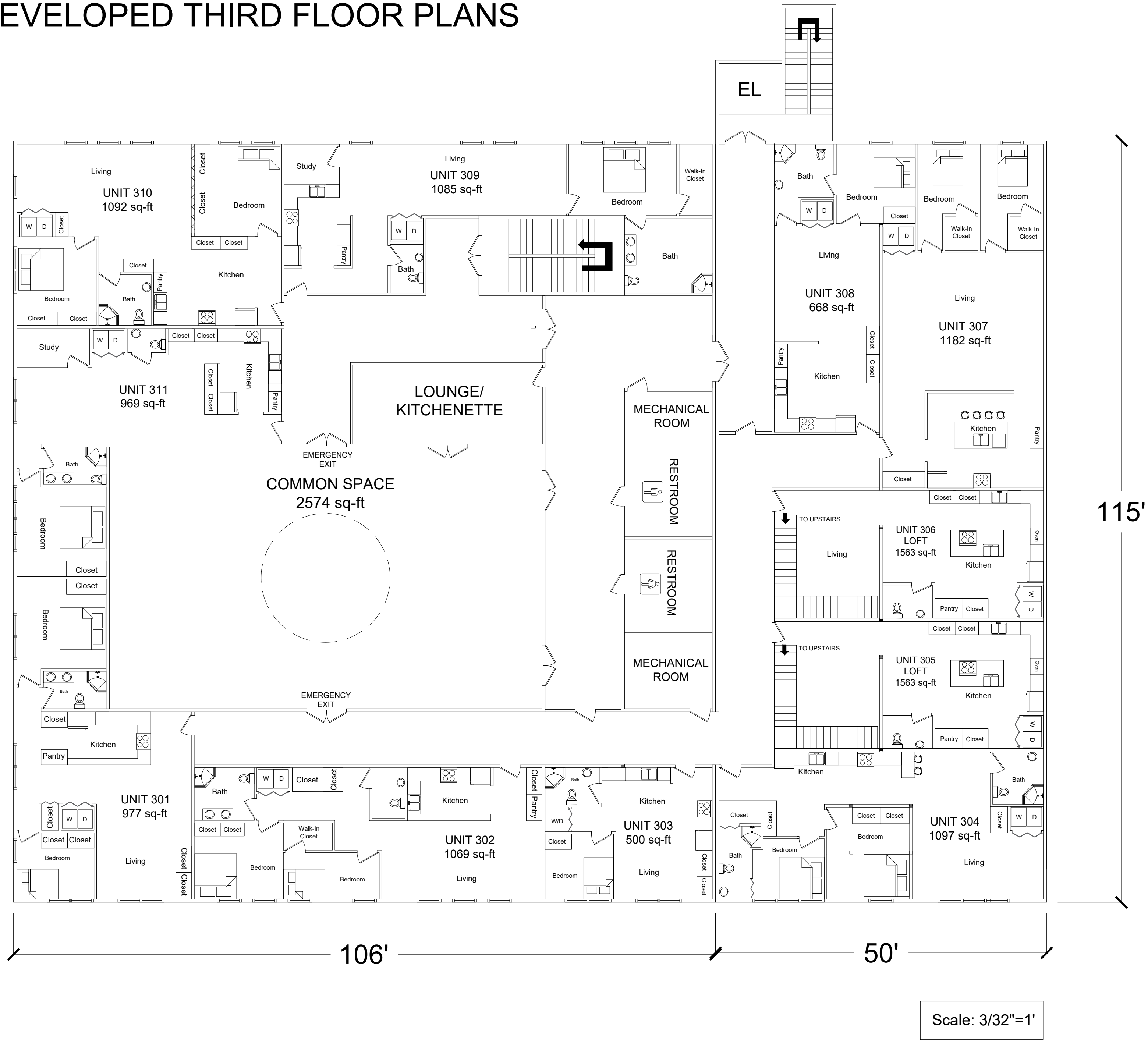
SHEET NAME
SECOND FLOOR

SHEET NO.
A-11



COMBINED FLOOR PLAN DEVELOPED THIRD FLOOR PLANS

NOTE:
THE STAGE WAS REPLACED BY
BEDROOMS FOR UNITS 301 AND 311 TO
TAKE ADVANTAGE OF THE WINDOW
SPACE BUT THE STAGE CAN BE USED
INSTEAD IF THIS OPTION IS NOT
PREFERRED.



PROJECT:	CEE: 4850
DATE :	5/3/2019
DRAWN BY:	D-Z ENGINEERING
REVISION:	

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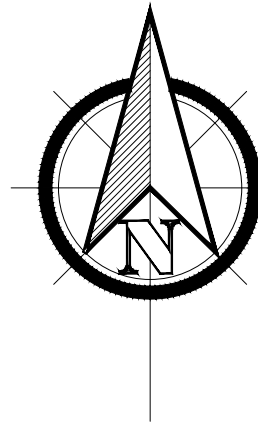


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JACOBSEN BUILDING
246 5TH AVE S CLINTON, IA 52732
238 5TH AVE S CLINTON, IA 52732

SHEET NAME
THIRD FLOOR

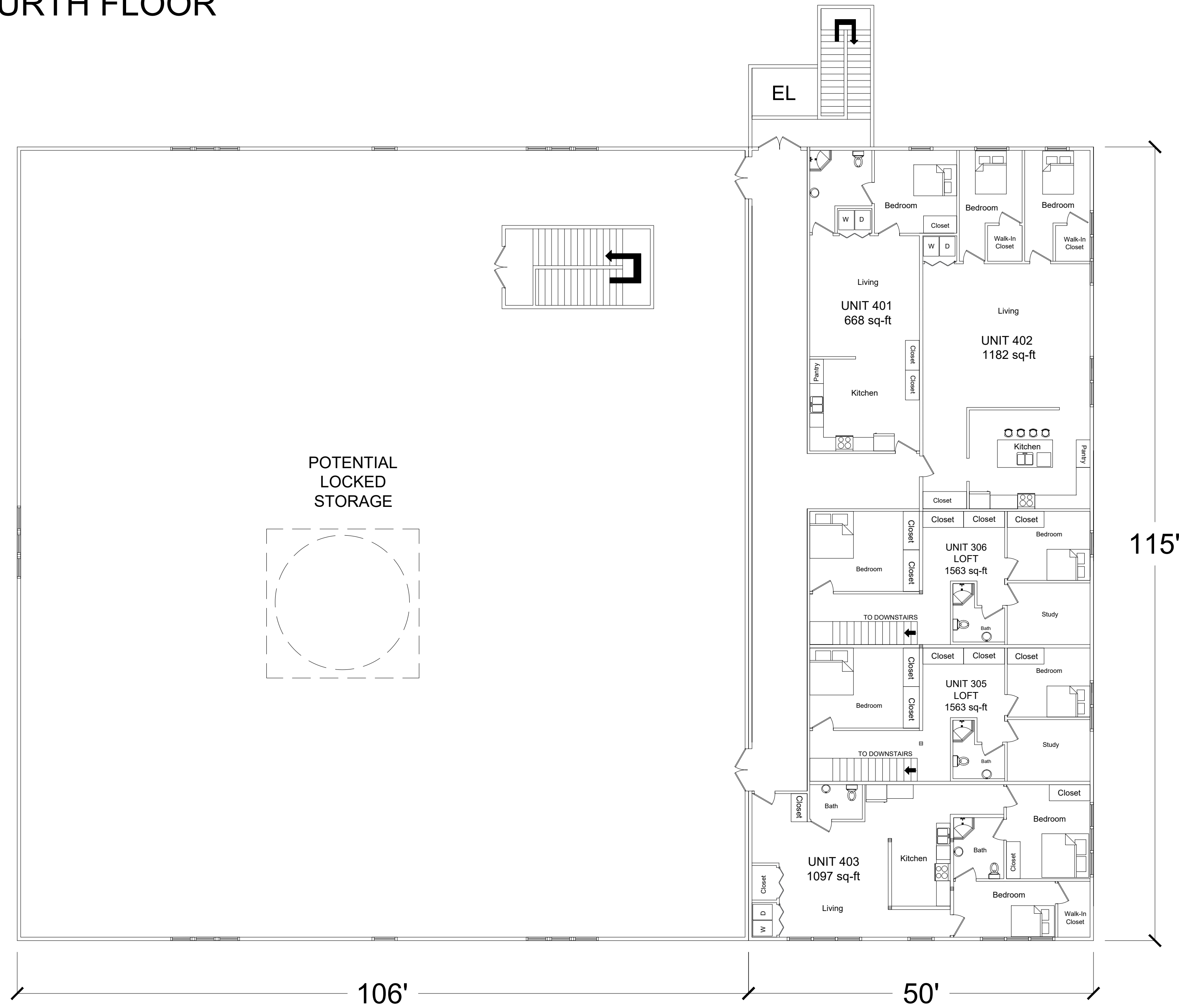
SHEET NO.
A-12



DEVELOPED FLOOR PLAN FOURTH FLOOR

NOTE:
NOT ALL OF THE FOURTH FLOOR IS AVAILABLE FOR STORAGE AS THE THIRD FLOOR BALLROOM DOME PROTRUDES INTO THIS FLOOR AND THERE ARE WOODEN TRUSSES.

SKYLIGHTS ARE AN OPTION FOR THE APARTMENTS ON THE FOURTH FLOOR TO BRING IN LIGHT TO THE UNITS. UNIT 401 ONLY HAS ACCESS TO 1 WINDOW SO IT WOULD DEFINITELY BENEFIT FROM A SKYLIGHT.



Scale: 3/32"=1'

PROJECT:	CEE: 4850
DATE :	5/3/2019
DRAWN BY:	D-Z ENGINEERING
REVISION:	

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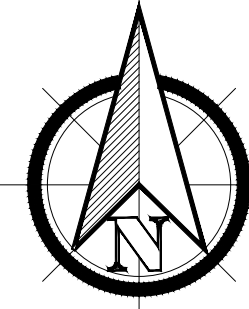


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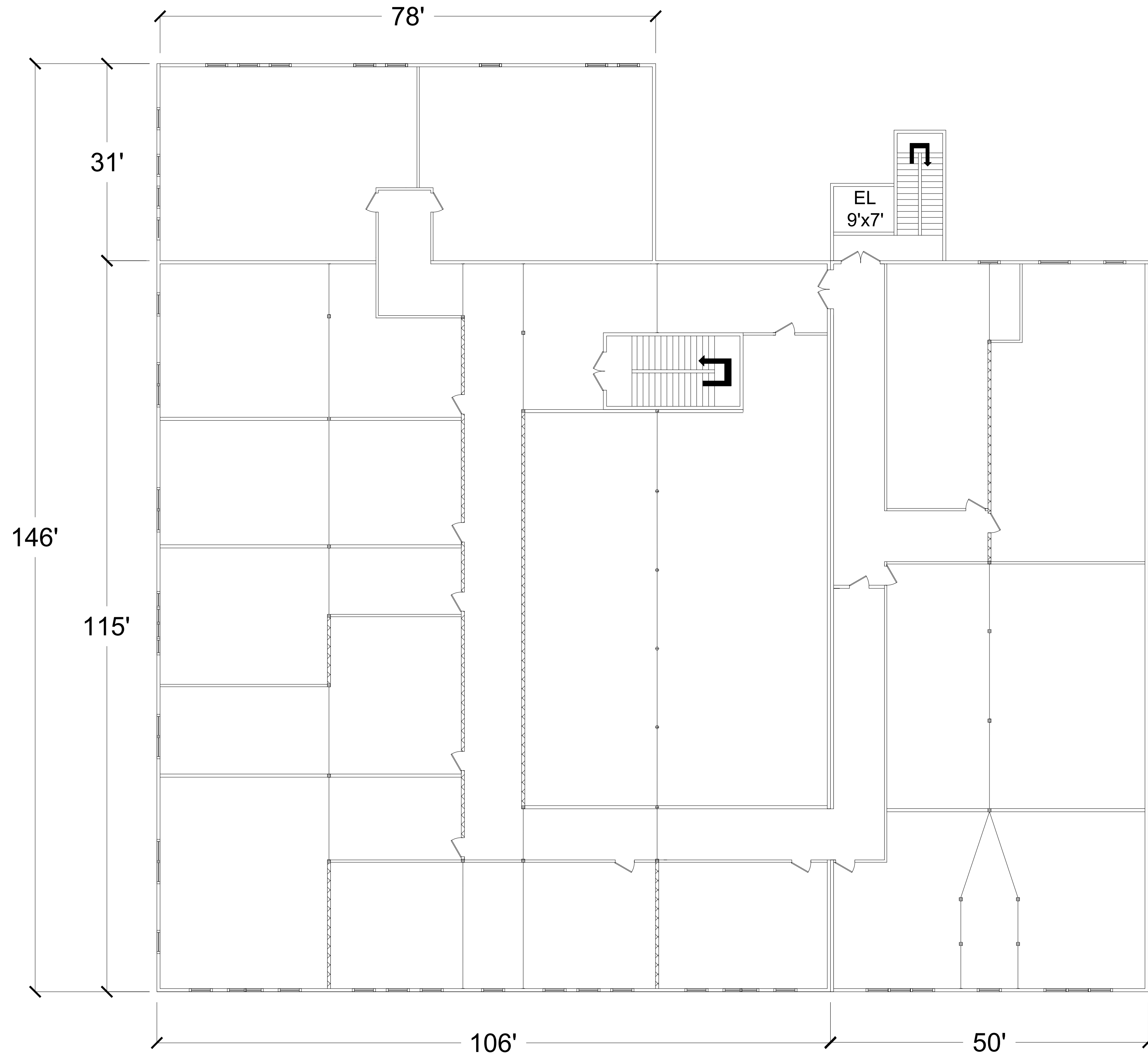
JACOBSEN BUILDING
246 5TH AVE S CLINTON, IA 52732
238 5TH AVE S CLINTON, IA 52732

SHEET NAME
FOURTH FLOOR

SHEET NO.
A-13



**COMBINED STRUCTURAL FLOOR PLAN
SECOND FLOOR**



Scale: 3/32"=1'

STRUCTURAL ELEMENTS LEGEND

- COLUMNNS
- INTERIOR LOAD BEARING WALL
- LOAD BEARING BEAM
- PARTITION WALL

PROJECT:	CEE: 4850
DATE :	5/3/2019
DRAWN BY:	D-Z ENGINEERING
REVISION:	

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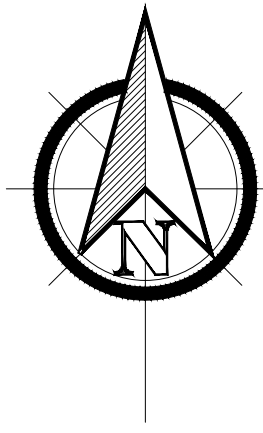
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JACOBSEN BUILDING

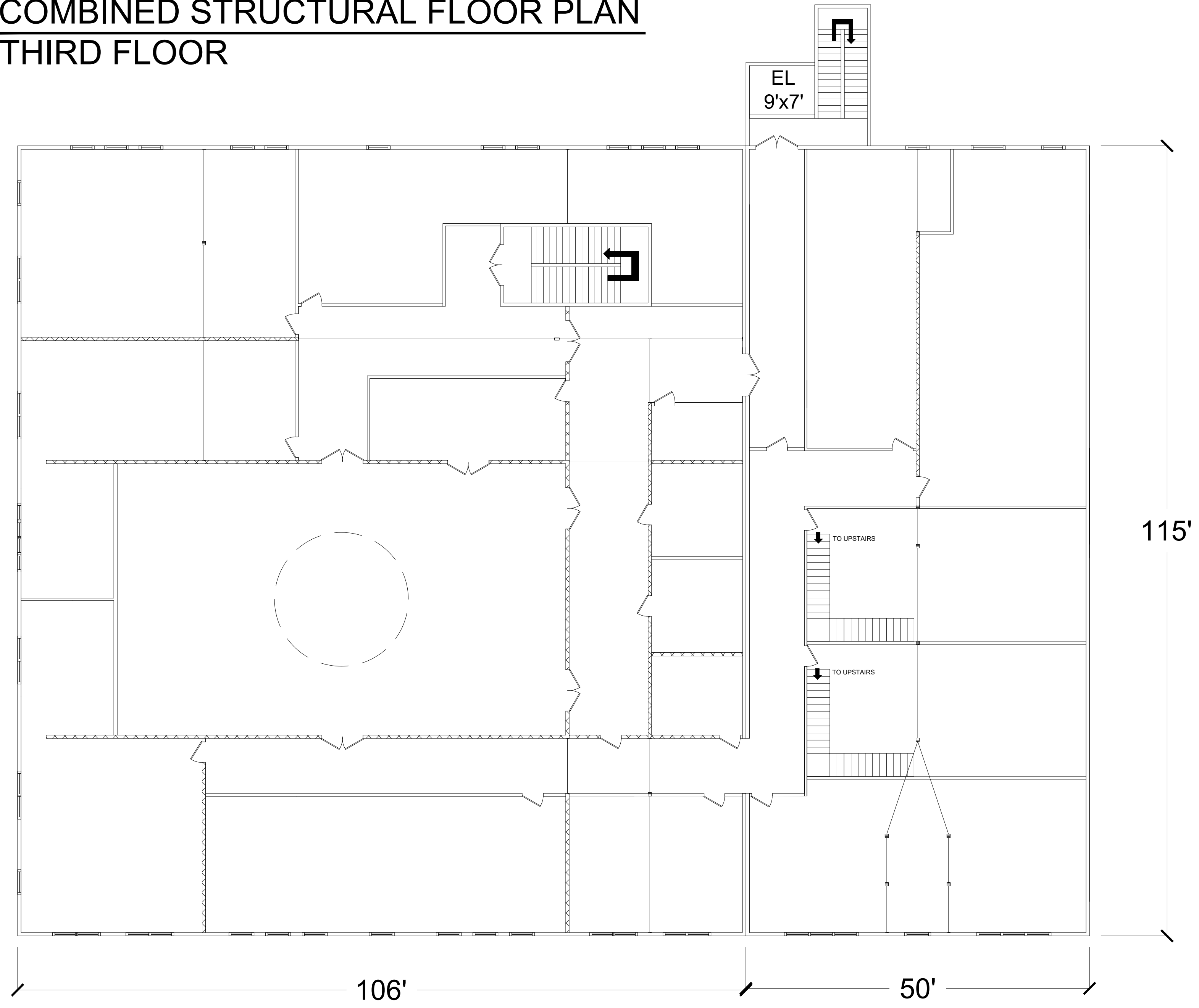
246 5TH AVE S CLINTON, IA 52732
 238 5TH AVE S CLINTON, IA 52732

SHEET NAME
 SECOND FLOOR
 STRUCTURAL

SHEET NO.
A-14



**COMBINED STRUCTURAL FLOOR PLAN
THIRD FLOOR**



STRUCTURAL ELEMENTS LEGEND

- ○ ○ COLUMNS
- INTERIOR LOAD BEARING WALL
- LOAD BEARING BEAM
- PARTITION WALL

PROJECT:	CEE: 4850
DATE :	5/3/2019
DRAWN BY:	D-Z ENGINEERING
REVISION:	

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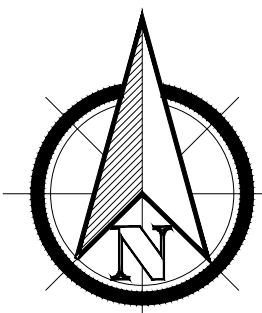


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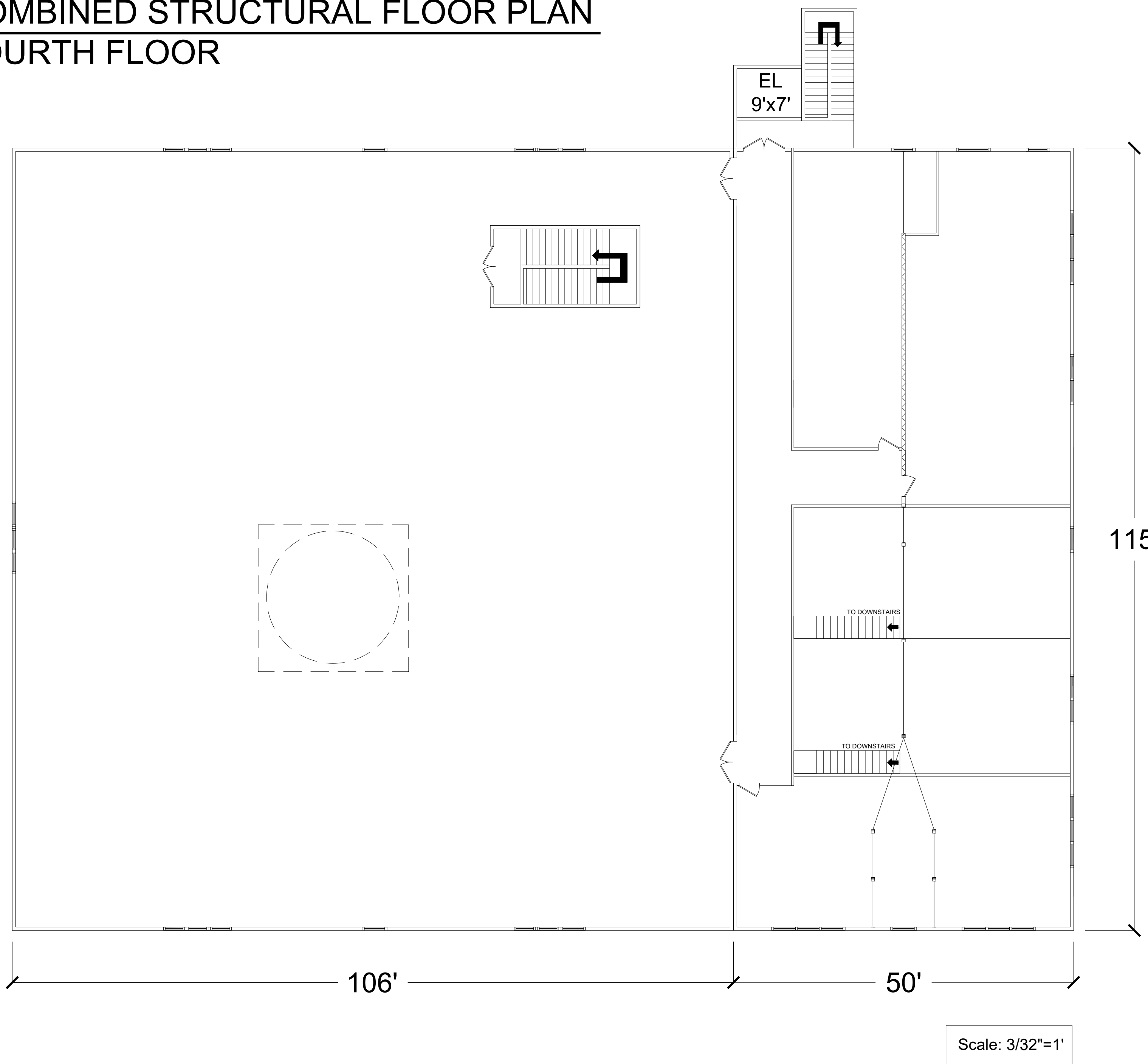
JACOBSEN BUILDING
 246 5TH AVE S CLINTON, IA 52732
 238 5TH AVE S CLINTON, IA 52732

SHEET NAME
**THIRD FLOOR
 STRUCTURAL**

SHEET NO.
A-15



**COMBINED STRUCTURAL FLOOR PLAN
FOURTH FLOOR**



STRUCTURAL ELEMENTS LEGEND

- ○ ■ COLUMNS
- ▤ INTERIOR LOAD BEARING WALL
- LOAD BEARING BEAM
- ▭ PARTITION WALL

PROJECT:	CEE: 4850
DATE :	5/3/2019
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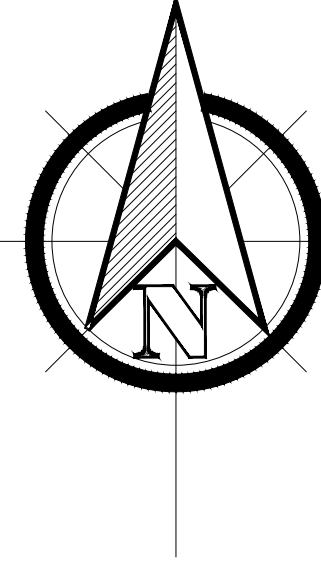


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 246 5TH AVE S CLINTON, IA 52732
 238 5TH AVE S CLINTON, IA 52732

SHEET NAME
**FOURTH FLOOR
 STRUCTURAL**

SHEET NO.
A-16



JACOBSEN & BROWN
EXISTING FRONT ELEVATION

SPECIFIC DEMOLITION NOTES

- ① INSPECT BROWN BUILDING'S FACADE FOR ASBESTOS BEFORE REMOVAL.
- ② NESHAP STANDARDS MUST BE FOLLOWED FOR ASBESTOS REMOVAL.
- ③ REMOVE FACADE, UNBLOCK WINDOW OPENINGS, AND PROVIDE ANY ADDITIONAL NECESSARY BRACING MATERIAL FOR OPENINGS.
- ④ REPAIR TUCKPOINTING ON MASONRY WALL AND PREPARE FOR NEW FINISHES AS NEEDED.



SCALE 3/16" = 1"

PROJECT: CEE: 4850
 DATE : 5/3/2019
 DRAWN BY: D-Z ENGINEERING
 REVISION:

THE UNIVERSITY OF IOWA
 CIVIL AND ENVIRONMENTAL ENGINEERING
 4105 SEAMANS CENTER FOR THE
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 EMAIL: civil-hawks@iowa.edu

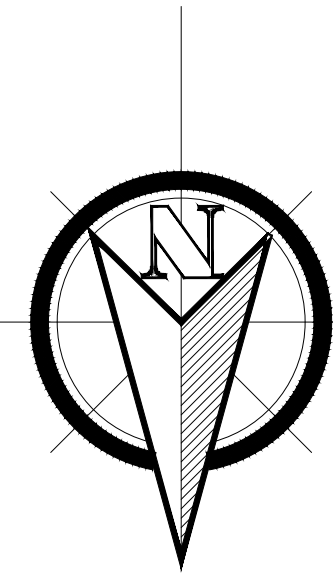


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JACOBSEN BUILDING
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 238 5TH AVE S CLINTON, IA 52732

SHEET NAME
 DEMO FRONT ELEVATION

SHEET NO.
D-1



JACOBSEN & BROWN

EXISTING REAR ELEVATION

SPECIFIC DEMOLITION NOTES

- ① UNBLOCK EXISTING WINDOW OPENINGS, AND PROVIDE ANY ADDITIONAL NECESSARY BRACING MATERIALS.
- ② PATCH AND REPAIR SURFACES THAT ARE TO REMAIN AND PREPARE FOR NEW FINISHES AS NEEDED.
- ③ NOTE WINDOWS IN SHEET A-5. THAT WILL BE COVERED BY THE STAIR AND ELEVATOR STRUCTURE.
- ④ WINDOW OPENINGS WILL BE ENLARGED TO FUNCTION AS ELEVATOR AND STAIRWAY ENTRANCES ON EACH LEVEL.
- ⑤ WINDOW OPENINGS WILL BE USED AS STAIRWAY ENTRANCE DOORWAYS.



SCALE 3/16" = 1"

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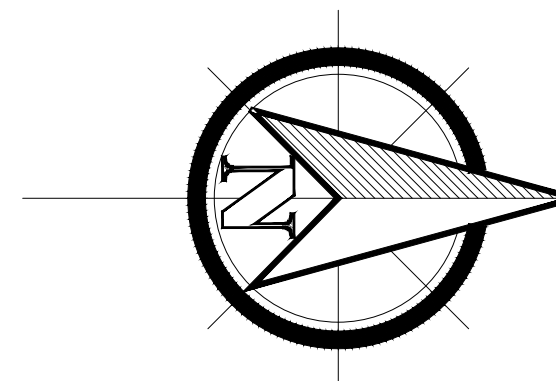


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 238 5TH AVE S CLINTON, IA 52732

SHEET NAME
 DEMO EXISITING REAR ELEVATION

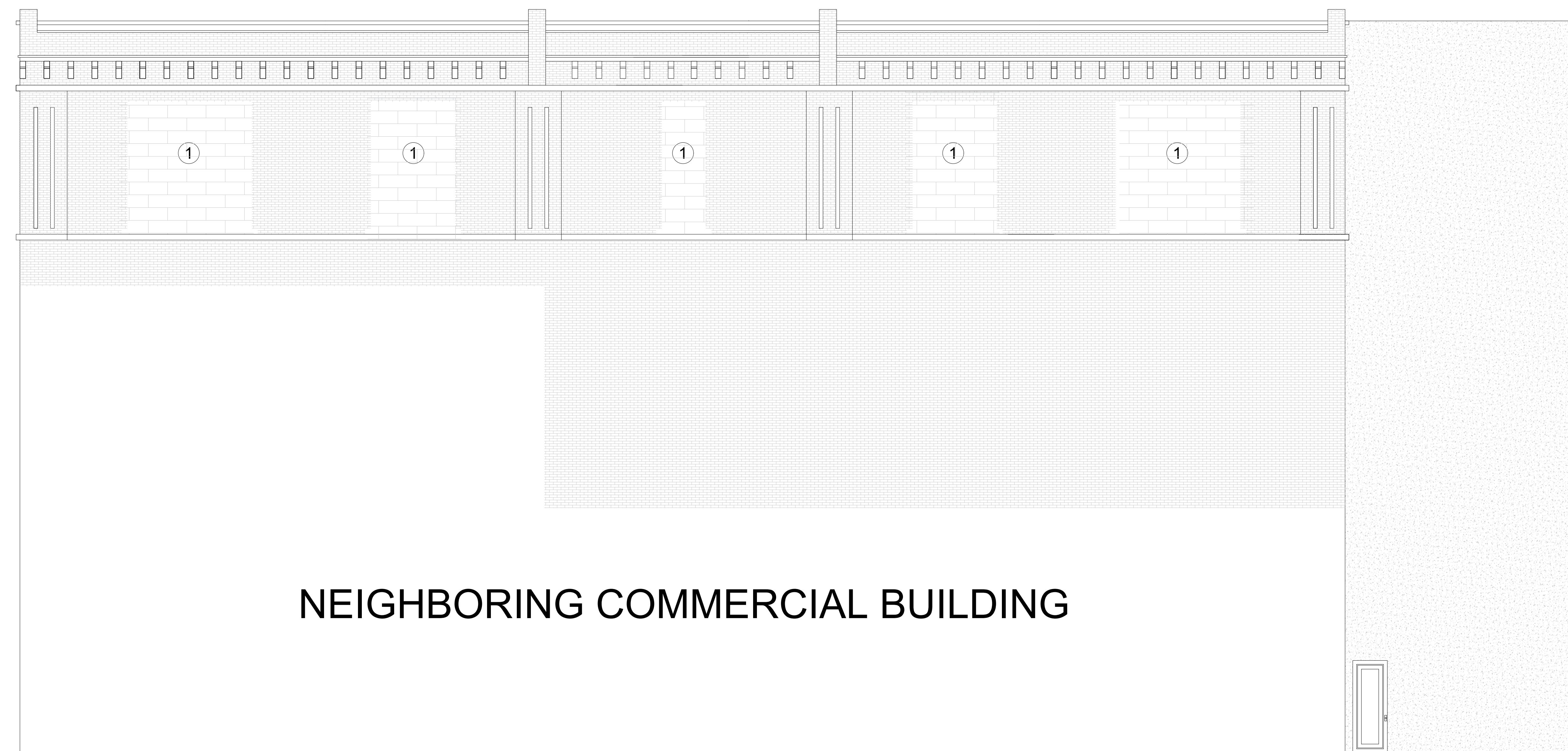
SHEET NO.
D-2



BROWN BUILDING EAST SIDE ELEVATION

SPECIFIC DEMOLITION NOTES

- ① UNBLOCK EXISTING WINDOW OPENINGS, AND PROVIDE ANY ADDITIONAL NECESSARY BRACING MATERIALS.

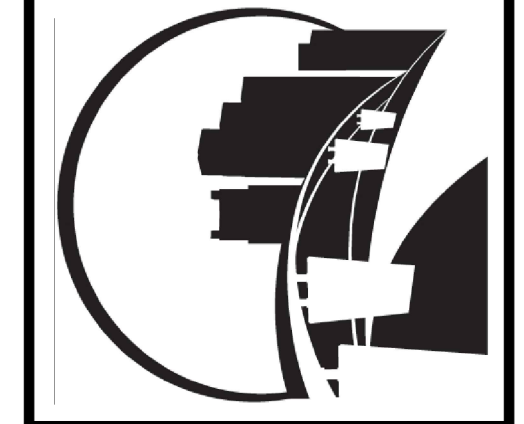


NEIGHBORING COMMERCIAL BUILDING

SCALE 3/16" = 1"

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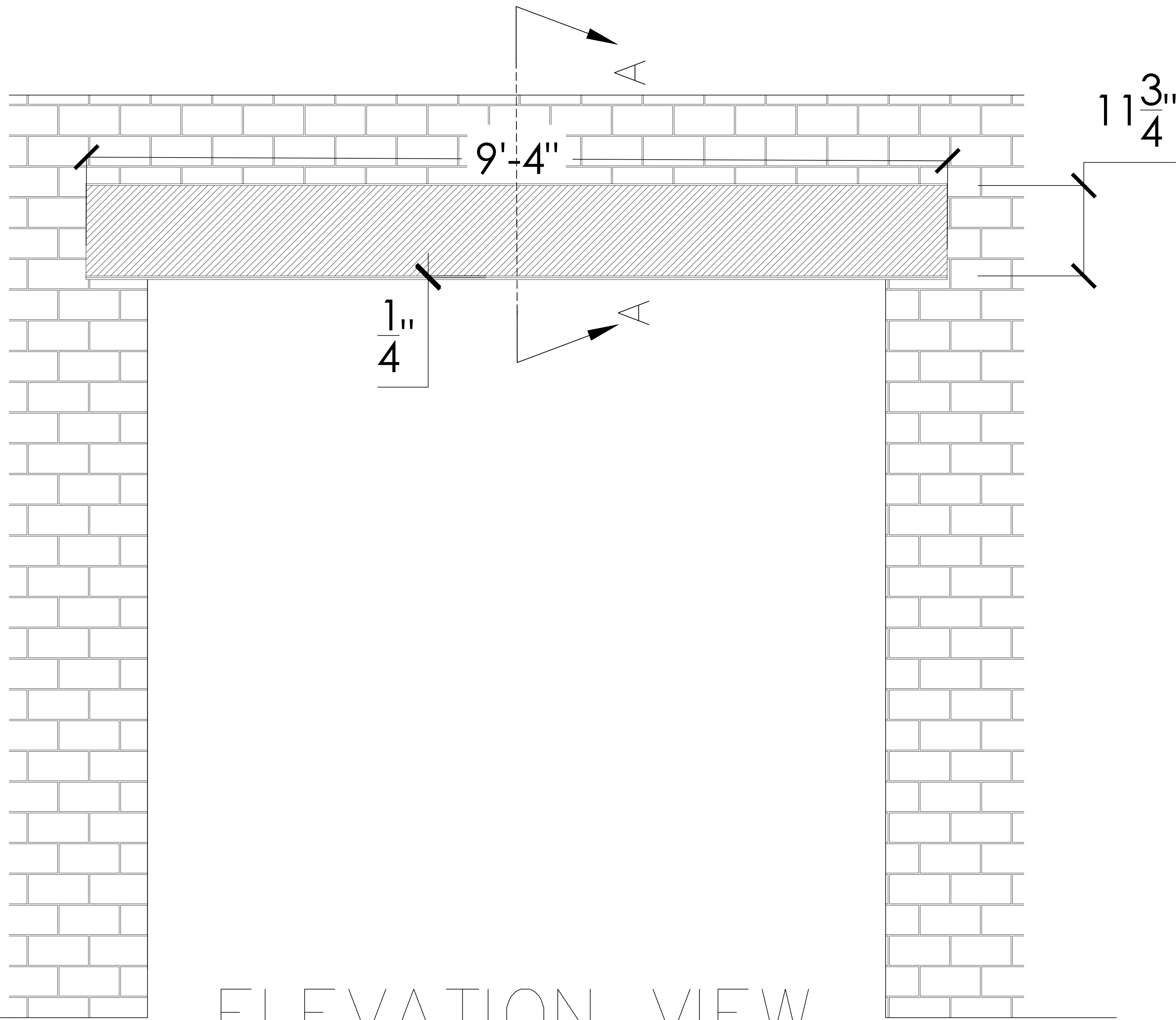
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JACOBSEN BUILDING

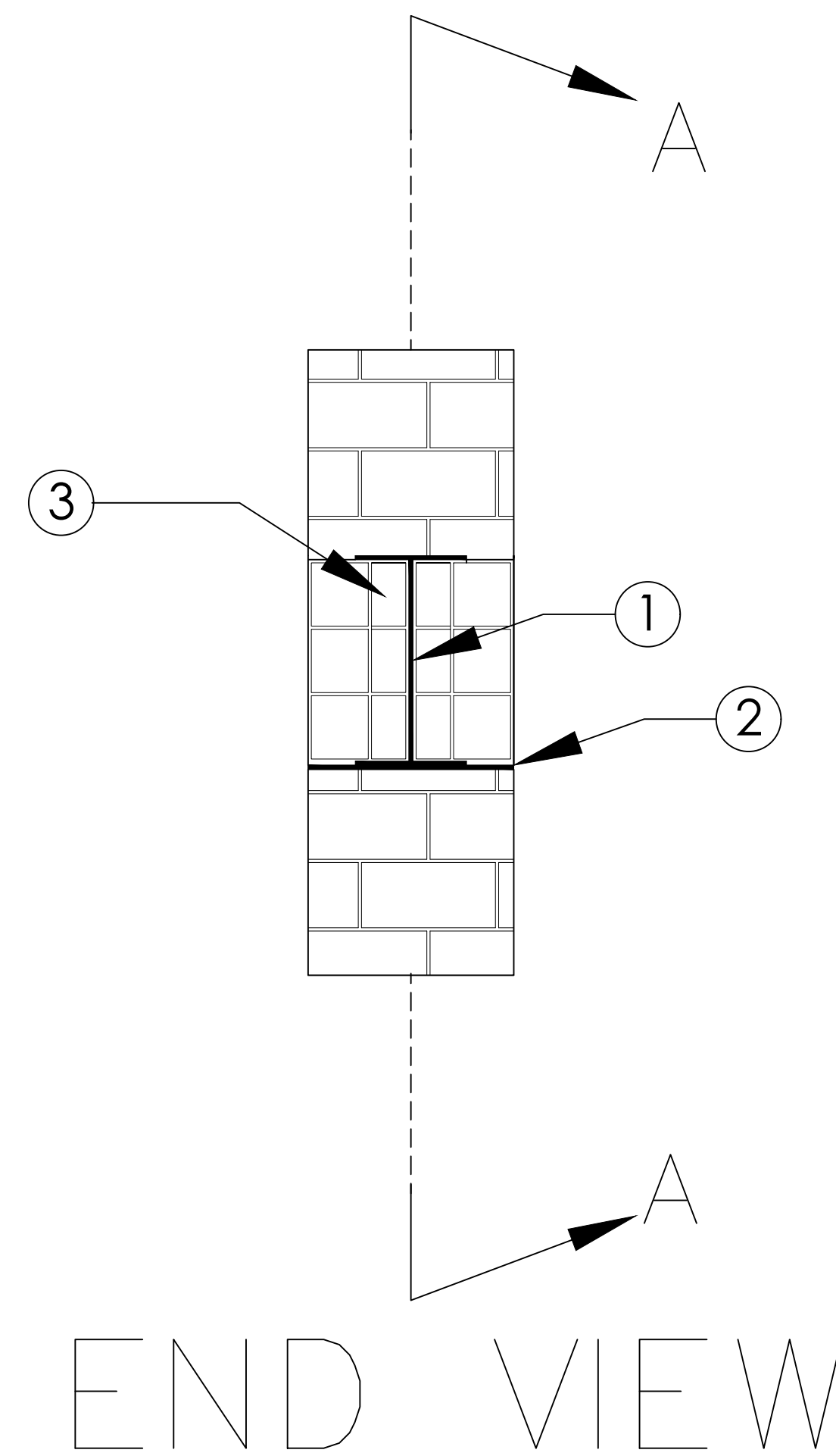
246 5TH AVE S CLINTON, IA 52732
238 5TH AVE S CLINTON, IA 52732

SHEET NAME
DEMO EAST SIDE ELEVATION

SHEET NO.
D-3



ELEVATION VIEW



END VIEW

SPECIFIC LINTEL BEAM NOTES

- ① WEB FOR W12X26 IS 0.23"
- ② LINTEL BEAM IS 1/4" x WIDTH OF HEADER SPACING.
- ③ LINTEL BEAM IS REINFORCED BY CONCRETE.

SCALE 3/4" = 1'

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DATE :	5/3/2019
DRAWN BY:	D-Z ENGINEERING
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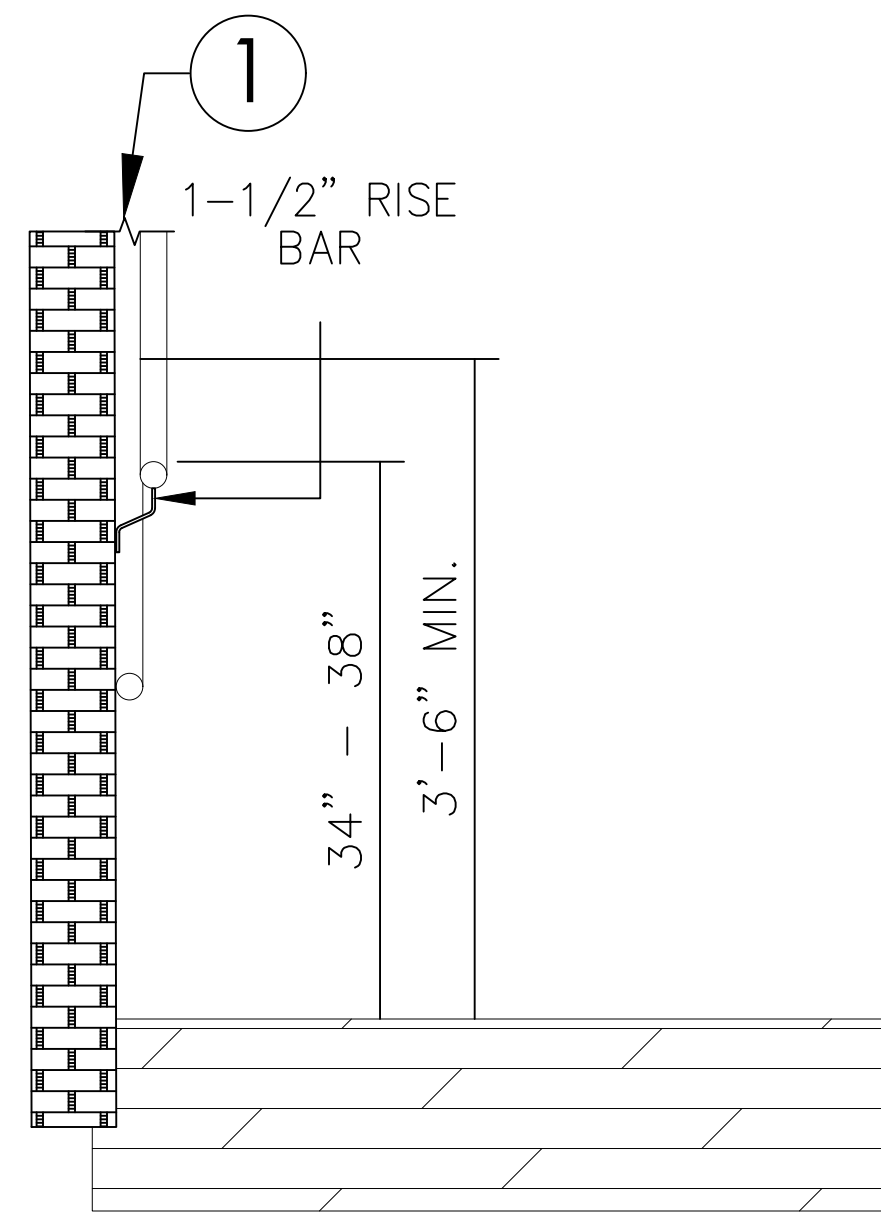
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SHEET NAME
 LINTEL BEAM
 DETAILS

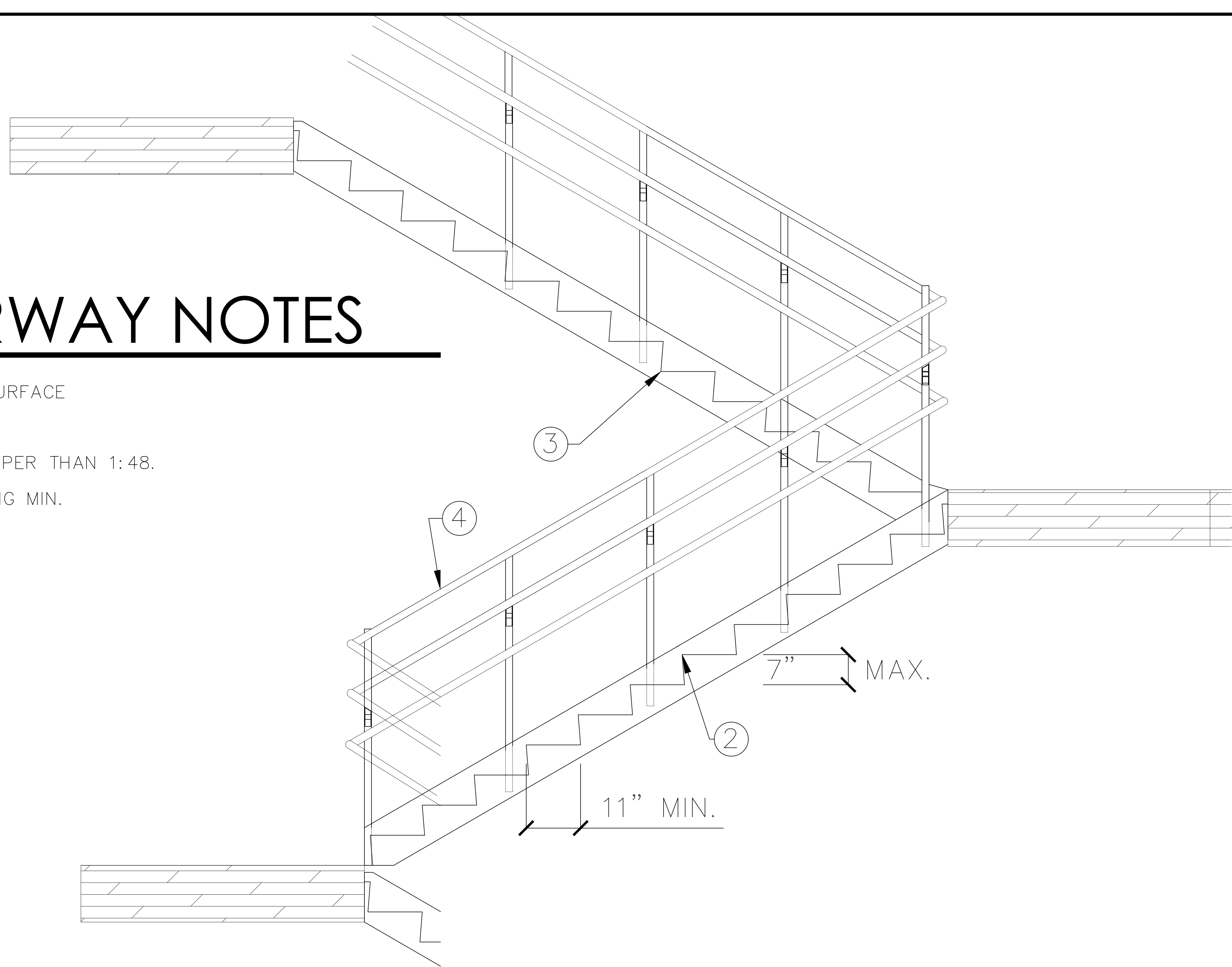
SHEET NO.
S-1

SPECIFIC STAIRWAY NOTES

- ① HANDRAIL 1-1/2" AWAY FROM ADJACENT SURFACE
- ② ANGLE RISER 30 DEGREES MAX.
- ③ STAIR SLOPES CANNOT CHANGE SLOPE STEEPER THAN 1:48.
- ④ CROSS SECTION OF 1-1/2" DIAMETER RAILING MIN.



END VIEW



ELEVATION VIEW

SCALE 1" = 1'

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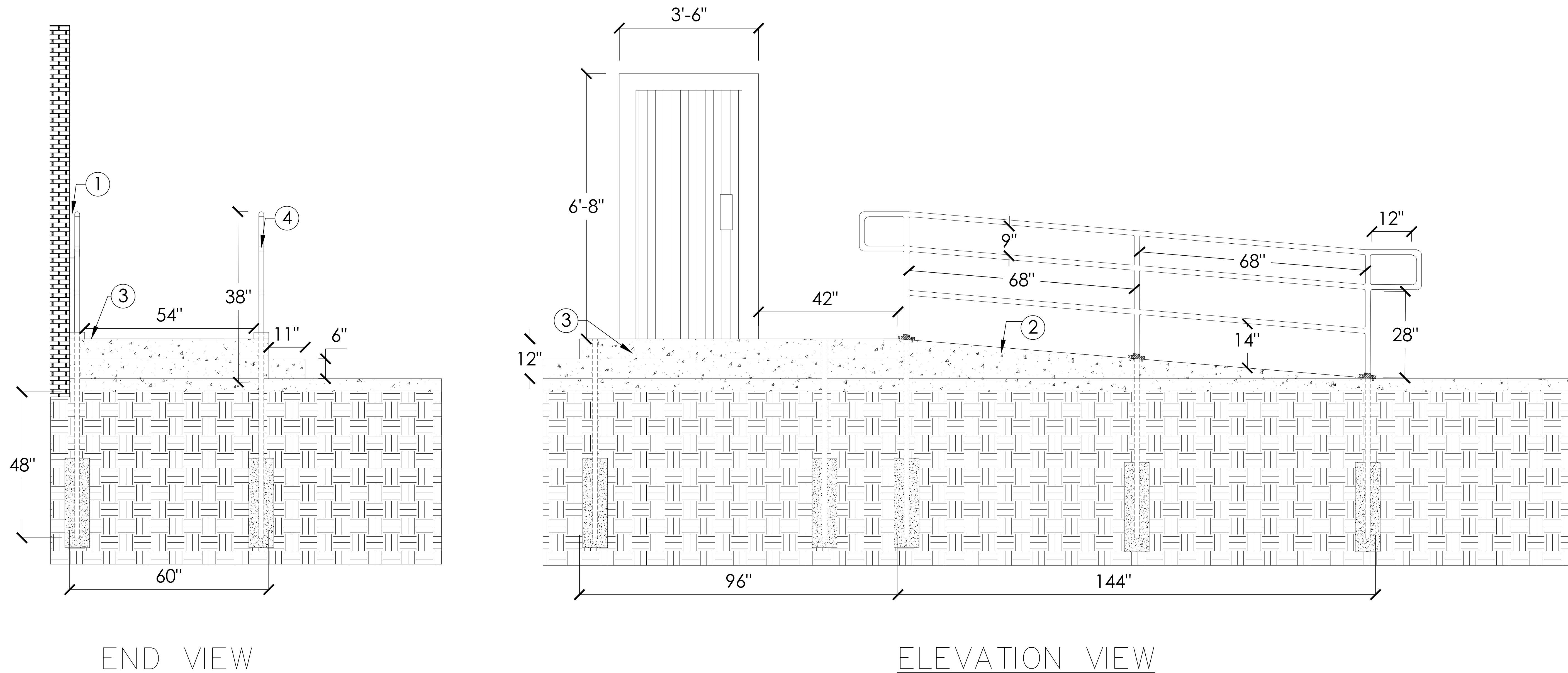
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SHEET NAME
**STAIRWAY
 DETAILS**

SHEET NO.
S-2

SPECIFIC ADA RAMP NOTES

- ① HANDRAIL 1-1/2" AWAY FROM ADJACENT SURFACE
- ② RAMP REQUIRED 1:12 RAMP SLOPE RATIO. (ONE FOOT OF WHEELCHAIR RAMP FOR EACH INCH OF RISE)
- ③ REQUIRE A MINIMUM 5' X 5' FLAT, UNOBSTRUCTED AREA AT THE TOP AND BOTTOM OF THE RAMP.
- ④ DIAMETER OF HANDRAIL 1-1/2" THROUGHOUT DESIGN.



SCALE 3/4" = 1'

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SHEET NAME
 ADA RAMP
 DETAILS

SHEET NO.
S-3