



**MARSHALLTOWN
MORE THAN EVER**

**CITY OF MARSHALLTOWN
BUILDING BOARD OF APPEALS
NOTICE OF PUBLIC MEETING
CITY HALL COUNCIL CHAMBERS
10 WEST STATE STREET
SEPTEMBER 9, 2025, 5:00 PM**

AGENDA

CALL TO ORDER

ROLL CALL

Heidi Hogan, John Mahlstedt, David G. Schulze, Jeff Sims, Kellissa Thurston

APPROVAL OF MEETING MINUTES

1. Approval of Meeting Minutes from July 9, 2025

BUSINESS

2. Consider Appeal Application for 3702 S Center Street

ADJOURNMENT

MISSION STATEMENT

The City of Marshalltown collaborates to provide a welcoming, safe, vibrant, and growing community.

Building Board of Appeals

Meeting Minutes – July 9th, 2025

Meeting was called to order at 5:04 PM in the City Council Chambers at 10 W. State Street

1. Roll Call:

Present: Hogan, Mahlstede, Simms, Thurston, & Schulze

Absent:

2. Approval of Meeting Minutes from April 16th, 2025

Motion to approve made by Schulze, seconded by Simms.

All ayes upon roll call. Motion Carried.

3. Consider Dangerous Building Designation Appeal For 402 Union Street

Clayton Ender, Assistant Director of Housing and Community Development, presented the staff report.

Feb 2025 fire in the dwelling. House and garage deemed dangerous and dilapidated. Property owners changed hands, when the cleanout was occurring the roof and wall collapse. Garage is non-conforming to codes, and with collapse staff deemed 100% loss. Second notice sent for demolition of structure. Owner filed an appeal. Board would need to find an error in staff's determination to overturn the decision.

Thurston shared she was contacted earlier this year by the former owner for market analysis. Thurston did not receive any compensation for this, and wanted to disclose incase her prior knowledge of the property. It was determined through conversation that there was not a conflict of interest.

Thurston pointed out there is no curb cut, and utility pole while viewing photo presented. The alleyway is a public alleyway, per staff.

Staff redirected that the board's scope is to determine if staff made an error, not to grant a variance.

DC Brown present via GoToMeeting. Estimate for roof coming in, and an estimate to reconstruct the garage. Clarified he wants to rebuild. The estimate for \$9400. The garage has sat there for 50 years, and has not effected anyone. He's done everything the city has asked. House is cleaned up and ready for repairs to be done. Backyard was laid out, and with the current established set backs the garage cannot be built. DC's intention on the property is to complete the rehab the property then rent it out. He has no issues on what needs to be done correctly, but if he tears it down he cannot put a garage back on the property due to code. Property was bought in a package

deal, and didn't know how bad the property was until city sent notification. Properties were purchased sight unseen.

Thurston pointed out that DC should understand the risks given his experience.

Schulz has anyone else looked at the property besides the contractor. Is there any reinforcement to brace the walls? There should be kickers supporting what is left of the building. Safety concerns noted for the public.

DC talked about the history of the house with homeless people trying to gain access to the house before he purchased it. DC shared that he has complained about other properties to the city and nothing has been done, but he's being targeted now.

Thurston clarified the board's purview is to determine if per city's code does this building condition is a 100% loss.

DC reiterated that this garage should be grandfathered in because it's been there for 50 years and never been a problem.

Thurston and staff shared an open air parking pad could be on the property.

DC said the garage is structurally sound.

Schulz disagreed that the garage is structurally sound.

Hogan asked if an attached garage could be possible. Staff said that would be difficult.

Further conversation regarding a one stall garage. Some discussion on a modification to the home to accommodate.

Applicant could come to Board of Adjustment for a variance if Board of Appeals determined that staff was correct that the building was in need of demolition.

DC expressed that there is no guarantee that if he tears down the garage that he would get a variance.

Thurston talks about the safety of the building, and it being terrifying for a child. May be a conflict of interest that Keener sold the property to DC, but Keener is the contractor. Thurston talked about the buyer's due diligence when buying a property.

DC asked if he could hire an engineer to do a structural assessment done could he leave the garage.

Hogan shared her work experience and doesn't believe the structural engineer would find it sound.

Simms asked for clarification of what the purview was staff correct in determining that 100% of the floor area was damaged.

Staff clarified again what the option are.

Thurston stated this is a liability not an asset to DC.

Thurston cannot disagree with the staff determination, shared qualifications of the board to determine a dangerous structure. A single stall garage would have to be discussed at a later date. Focused back into the purview.

Thurston asked if DC had any other comments before the board discusses.

After the vote, Thurston invited DC to continue to talk with Clayton. Discussion of a variance for a new garage could be discussed.

Motion by Schulze to affirm the staff determination regarding dangerous building designation and order for demolition, a barricade needs to be put in place until demolition. seconded by Mahlstedde.

Roll Call:

Hogan – yay

Mahlstedde – yay

Simms – yay

Thurston – yay

Schulze – yay

4. Consider Dangerous Building Designation Appeal For 607 N 2nd Avenue

Clayton Ender, Assistant Director of Housing and Community Development, presented the staff report.

Building owner did not appear in front of the board or submit any other comments or documentation.

Staff went over the history of the property that brought the building to the attention of the city, and the state of the building and it's valuation. Referenced fire departments report.

The property was in process of being sold when notice arrived.

Thurston asked who is responsible for clean up? The seller or the buyer? By the appeal request the property was to be closed on Monday, July 7, 2025. It has not been recorded on the county assessor page. Deed may be in the process, if the seller signed on Monday does that change this process.

Staff stated the process may need to be repeated.

Simms clarified the purview of the board.

Contract buyer also had knowledge of the notice, and contacted the city and talked to staff about the appeal.

Owner was encouraged to bring photos to the board of appeals to demonstrate that extent of the damage.

A new garage could be built on the property that would meet current code, there is plenty of property to do so that would meet set backs.

Without further evidence, Thurston cannot state that Staff made an error. Photos were looked up on Zillow.

Staff relied upon the fire department report to make determination.

Thurston asked if seller and buyer were invited to attend the meeting. Staff confirmed that both were invited to the meeting.

Without further evidence, it's tough to make any other determination other than to confirm staff's determination.

Motion by Thurston to affirm the staff determination regarding dangerous building designation and order for demolition, seconded by Simms.

Roll Call:

Hogan – Yay

Mahlstede – yay

Simms – yay

Thurston – yay

Schulze – yay

Meeting Adjourned at 6:11 PM

MARSHALLTOWN

I O W A

HOUSING & COMMUNITY DEVELOPMENT

Deb Millizer, Director
Clayton Ender, Assistant Director
24 North Center Street
Marshalltown, IA 50158-4911
Tel - (641) 754-5756
Fax - (641) 754-5717

TO: Building Board of Appeals
FROM: Clayton Ender, Assistant Housing & Community Development Director
DATE: September 9th, 2025
RE: Appeal Application for 3702 S Center Street

City Staff Contact:	Clayton Ender, AICP Assistant Director of Housing and Community Development Phone: 641-754-5756 Email: cender@marshalltown-ia.gov
Property Owner & Applicant:	Area VI Community College 3702 S Center St Marshalltown IA 50158
Applicant:	CGA Consultants ATTN: James Sweeney 16 E Main St #400 Marshalltown IA 50158
Building Board of Appeals Authority:	The board shall not have the authority to waive requirements of the building code or interpret the administration of the code. The board shall only modify or reverse the decision of the code official by a concurring vote of three or more members.
Appeal Request:	The property owner has submitted an appeal on the basis of seeking the Building Board of Appeals to approve an alternative form of construction as “equally good or better” than the standard requirements of the adopted building code. Specifically, the appeal states the following: The 2021 International Building Code (IBC) as adopted by the City of Marshalltown states that plumbing features are to be placed in the proposed storage building that is proposed by the Marshalltown Community College. However, such plumbing features would be difficult to achieve given the lack of access to potable water and effluent infrastructure at the location of the storage building. Additionally,

CITY COUNCIL

Melisa Fonseca, Barry Kell, Mike Ladehoff,
Mark Mitchell, Greg Nichols, Jeff Schneider, Gary Thompson



portable lavatories have traditionally been provided when personnel are present and the structure is in proximity to another structure that can also serve those functions.

Attached is the complete appeal application.

Recommendation: Staff recommends that the Building Board of Appeals accept the proposed alternative construction as an equally good or better form of construction than that of the standard building code requirements. Specifically, the approval would allow for a restroom facility at a distance of 800 lineal feet from the proposed building in-lieu of the standard requirement of 500 lineal feet. The restroom facility must be connected to the new building with a dedicated pedestrian pathway.

Attachments: Appeal Application

CITY COUNCIL

Melisa Fonseca, Barry Kell, Mike Ladehoff,
Mark Mitchell, Greg Nichols, Jeff Schneider, Gary Thompson



CITY OF MARSHALLTOWN APPEAL REQUEST FORM

This form may be completed when appealing various City Codes that provide for an appeal opportunity. Please complete all lines and add additional information if applicable. Submit to the designated City representative identified in the notice you received.

Name: _____

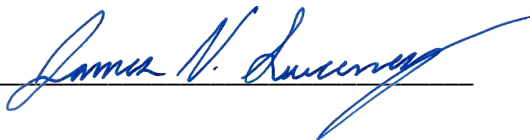
Address: _____

Phone Number: _____

E-Mail Address (if available): _____

Description requesting appeal: _____

those functions. Please see attached.

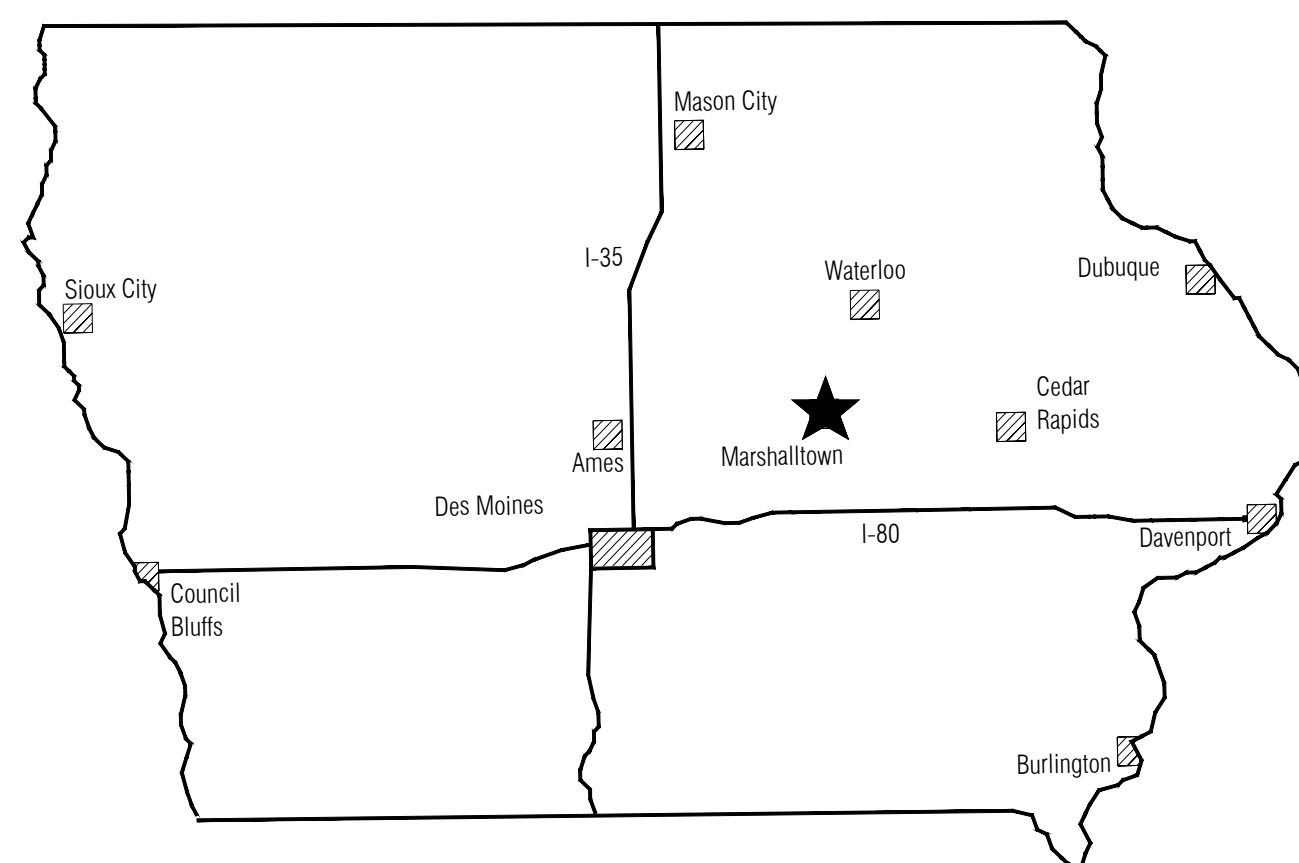
Signature:  _____

Date: _____

MARSHALLTOWN COMMUNITY COLLEGE UTILITY TECH STORAGE BUILDING MARSHALLTOWN, IOWA ~2025~



VICINITY MAP
NOT TO SCALE



LOCATION MAP

WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE IOWA STATEWIDE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, 2025 EDITION (SUDAS) AND THE CITY OF MARSHALLTOWN STANDARD SPECIFICATIONS

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
C.100	TITLE SHEET
C.101	SYMBOLS, LEGEND AND GENERAL INFORMATION
C.110	EXISTING CONDITIONS & DEMOLITION PLAN
C.200	LAYOUT PLAN
C.201	PATH LAYOUT PLAN
C.300	GRADING PLAN
C.500	CIVIL SITE DETAILS
G.100	COVER
G.101	ABBREVIATIONS & SYMBOLS
G.103	CODE ANALYSIS
S101	FOUNDATION PLAN
S102	STRUCTURAL PLANS
A.101	ARCHITECTURAL FLOOR PLANS
A.201-A.202	ARCHITECTURAL ELEVATIONS - EXTERIOR
A.301	ARCHITECTURAL BUILDING SECTIONS
A.401	ARCHITECTURAL ELEVATION - INTERIOR
A.601	ARCHITECTURAL SCHEDULES
E.101	GROUND LEVEL POWER PLANS
E.102	CEILING POWER PLANS

PLAN SET IS INTENDED TO BE PRINTED IN COLOR. PRINTING WITHOUT COLOR MAY AFFECT LEGIBILITY OF THE PLANS



Clapsaddle-Garber Associates, Inc
16 East Main Street, P.O. Box 754
Marshalltown, Iowa 50158
Phone 641-752-6701
www.cgaconsultants.com

	I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed Architect under the laws of the State of Iowa. (Signature)
	Heidi M. Hogan My license renewal date is June 30, 2026
	License Number 07103 Pages or sheets covered by this seal:
	PRELIMINARY

	I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.
	Signature James Y. Swiney, PE Iowa License Number 2442541 My license renewal date is December 31, 2025
	Date _____ Pages or sheets covered by this seal:
	PRELIMINARY

LEGEND

EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION
		EVERGREEN TREE			WATERLINE
		DECIDUOUS TREE			WATER VALVE
		FRUIT TREE			FIRE HYDRANT
		SHRUBS (BUSHES)			WATER METER
		TREE LINE			CURB STOP
		STUMP			YARD HYDRANT
		SWAMP			FIRE DEPT. CONNECTION
		CEMETERY			POST INDICATOR VALVE
		GRAVE			SANITARY SEWER LINE
		CAVE			STORM SEWER LINE
		SINK HOLE			DRAIN TILE
		WELL			SUBDRAIN
		WINDMILL			MANHOLE
		CISTERN			CLEANOUT
		SEPTIC TANK			INTAKE
		LP GAS TANK			BEEHIVE INTAKE
		UNDERGROUND STORAGE TANK			ROOF DRAIN
		SATELLITE DISH			ROOF DRAIN (SURFACE)
		SIGN (TYPE AS NOTED)			ROOF DRAIN (UNDERGROUND)
		FLAGPOLE			GAS LINE
		SOIL BORING			GAS VALVE
		MONITORING WELL			GAS METER
		PARKING METER			OVERHEAD ELECTRICAL LINE
		MAILBOX			BURIED ELECTRICAL LINE
		POST			POWER POLE
		BOLLARD			ELECTRICAL METER
		SPRINKLER HEAD			ELECTRICAL HIGHLINE TOWER
		SPRINKLER HEAD VALVE			TRAFFIC SIGNAL
		GUARDRAIL (BEAM OR CABLE)			TRAFFIC SIGNAL LINE
		FENCE			STREET LIGHT
		TILE OUTLET			LUMINAIRE
		DRAINAGE WAY			ELECTRICAL BOX/TRANSFORMER
		EDGE OF WATER			FIBER OPTICS LINE
		SILT FENCE			FIBER OPTICS BOX
		CONTOUR LINE			FIBER PEDESTAL
		SPOT ELEVATION			TELEPHONE LINE
		BUILDING			TELEPHONE POLE
					TELEPHONE PEDESTAL
					TELEPHONE BOX
					CABLE TELEVISION LINE
					TELEVISION PEDESTAL
					TELEVISION BOX
					AIR CONDITIONER

ABBREVIATIONS

PCC	PORTLAND CEMENT CONCRETE
ACC	ASPHALT CEMENT CONCRETE
STM	STORM SEWER MANHOLE
INT	STORM SEWER INTAKE
INT-MH	STORM SEWER INTAKE WITH MANHOLE
STCO	STORM SEWER CLEANOUT
FES	STORM SEWER FLARED END SECTION
STP	STORM SEWER PIPE
STFM	STORM SEWER FORCE MAIN
SMH	SANITARY SEWER MANHOLE
SACO	SANITARY SEWER CLEANOUT
SAP	SANITARY SEWER PIPE
SAFM	SANITARY SEWER FORCE MAIN
FH	FIRE HYDRANT ASSEMBLY
YH	YARD HYDRANT ASSEMBLY
WV	WATER VALVE
CS	CURB STOP
PIV	POST INDICATOR VALVE
FDC	FIRE DEPT. CONNECTION
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
PVC	POLYVINYL CHLORIDE PIPE
DI	DUCTILE IRON PIPE
CP	SURVEY CONTROL POINT
BM	SURVEY BENCHMARK
SB	SOIL BORING
MW	MONITORING WELL
PM	PARKING METER
SH	SPRINKLER HEAD
GV	GAS VALVE
GM	GAS METER
PP	POWER POLE
EM	ELECTRIC METER
TS	TRAFFIC SIGNAL
LP	LIGHT POLE/STREET LIGHT
EB	ELECTRICAL BOX/TRANSFORMER
FB	FIBER OPTICS BOX/PEDESTAL
TB	TELEPHONE BOX/PEDESTAL
TP	TELEPHONE POLE
CB	CABLE/TELEVISION BOX
AC	AIR CONDITIONER UNIT
CBU	CLUSTER MAILBOX UNIT

CONTROL POINTS:

IOWA REGIONAL COORDINATE SYSTEM ZONE 9 NAD83(2011)(EPOCH 2010) IARTN DERIVED - US SURVEY FEET

NUMBER	NORTHING	EASTING	ELEV.	DESCRIPTION
1	7836709.340	19474958.13	995.78	SE CORNER OF GRAVEL DRIVE
2	7836255.145	19474980.25	1000.74	SW OF GRAVEL DRIVE
3	7836273.217	19475322.41	997.30	SE OF GRAVEL DRIVE
4	7836596.671	19475250.65	996.62	NE OF TREE LINE

PROPOSED USE

STORAGE

PROPERTY ADDRESS:

3702 S CENTER STREET
MARSHALLTOWN, IA 50158

OWNER OF RECORD:

AREA VI COMMUNITY COLLEGE
3702 S CENTER STREET
MARSHALLTOWN, IA 50158

APPLICANT:

DR. MATT SCHMIT
MARSHALLTOWN COMMUNITY COLLEGE
3700 S CENTER STREET
MARSHALLTOWN, IA 50126

SURVEY PREPARED BY:

CLAPSADDLE-GARBER ASSOCIATES, INC
16 EAST MAIN STREET
MARSHALLTOWN, IOWA 50158
PH 641-752-6701
WWW.CGACONSULTANTS.COM

SITE PLAN PREPARED BY:

PROJECT MANAGER: JAMES SWEENEY
CLAPSADDLE-GARBER ASSOCIATES, INC
739 PARK AVENUE
ACKLEY, IOWA 50601
PH 641-847-3273
WWW.CGACONSULTANTS.COM

DATE OF PREPARATION:

08-25-2025

FIELD WORK COMPLETED:

08-18-2025

UTILITY COMPANIES

THE FOLLOWING UTILITIES ARE PRESENT ON THIS PROJECT

Consumers Energy	Kevin Peterson	641-485-0702
Marshalltown Water Works	Zach Maxfield	641-753-7913
Mediacom	Spencer Wolfgang	845-587-2497
Heart of Iowa Ventures	Nathan Butler	641-486-2211

NOTE:
TYPICAL DEPTH OF COVER ON WATERMAIN PIPE IN MARSHALLTOWN IS 5 FT.
UNDERGROUND STRUCTURES, FACILITIES, AND UTILITIES HAVE BEEN PLATTED FROM AVAILABLE SURVEYS, RECORDS AND DEEDS. THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.

NOTES:

- ALL BEARINGS ARE THE RESULT OF G.P.S. OBSERVATIONS.
- ALL UNDERGROUND UTILITIES ON THIS SITE HAVE BEEN LOCATED AT ASCE LEVEL C OR D SURVEY QUALITY.
- UTILITY LINETYPES WITH A QUALITY LEVEL INDICATOR (*) HAVE BEEN LOCATED PER THE FOLLOWING ASCE STANDARD GUIDELINE FOR THE COLLECTION & DEPICTION OF EXISTING SUBSURFACE UTILITY DATA:
 - (A) - PRECISE HORIZONTAL & VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE (OR VERIFICATION OF PREVIOUSLY EXPOSED & SURVEYED UTILITIES) & SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITIES. USUALLY AT A SPECIFIC POINT. MINIMALLY INTRUSIVE EXCAVATION EQUIPMENT IS TYPICALLY USED TO MINIMIZE THE POTENTIAL FOR UTILITY DAMAGE. A PRECISE HORIZONTAL & VERTICAL LOCATION, AS WELL AS OTHER UTILITY ATTRIBUTES, IS SHOWN ON PLAN DOCUMENTS. ACCURACY IS TYPICALLY SET TO 15- MM VERTICAL & TO APPLICABLE HORIZONTAL SURVEY & MAPPING ACCURACY AS DEFINED OR EXPECTED BY THE PROJECT OWNER.
 - (B) - INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE & APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. QUALITY LEVEL B DATA SHOULD BE REPRODUCIBLE BY SURFACE GEOPHYSICS AT ANY POINT OF THEIR DEPICTION. THIS INFORMATION IS SURVEYED TO APPLICABLE TOLERANCES DEFINED BY THE PROJECT & REDUCED ONTO PLAN DOCUMENTS.
 - (C) - INFORMATION OBTAINED BY SURVEYING & PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES & BY USING PROFESSIONAL JUDGEMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D INFORMATION.
 - (D) - INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.



1-800-292-8989
www.iowaonecall.com



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

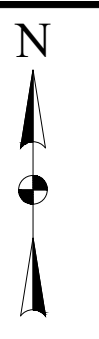
CGA Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com

DESIGNED: ----	DATE: ----
DRAWN: ----	DATE: ----
CHECKED: ----	DATE: ----
APPROVED: ----	DATE: ----

MARSHALLTOWN COMMUNITY COLLEGE UTILITY TECH STORAGE BUILDING
MARSHALLTOWN, IOWA

SYMBOLS, LEGEND, AND GENERAL INFORMATION

PROJECT NO. 25-DS-0291
SHEET NO. C.101



GENERAL DEMOLITION NOTES:

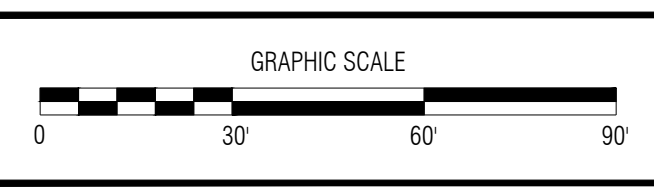
1. ADJOINING PROPERTIES SHALL BE PROTECTED DURING DEMOLITION OPERATIONS. DEBRIS ON ADJOINING PROPERTIES SHALL BE CAREFULLY REMOVED BY CONTRACTOR.
2. ANY DAMAGE TO EXISTING PAVEMENT TO REMAIN DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. ALL EFFORTS SHALL BE MADE TO NOT DISTURB EXISTING PAVEMENT TO REMAIN.
3. REMOVE ALL SIGNS, LIGHTS, POSTS, POLES, WALLS, AND ASSOCIATED FOUNDATIONS AS INDICATED. BACKFILL ALL HOLES AND DEPRESSIONS WITH SUITABLE SOIL.
4. CONTRACTOR SHALL SUPPLY DETAILED CONSTRUCTION SCHEDULE TO THE CITY AND CLIENT. UPDATED CONSTRUCTION SCHEDULE SHALL BE SUPPLIED WITH EACH PAY APPLICATION TO THE ENGINEER.
5. ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY:
 - A. CITY OF MARSHALLTOWN
 - B. OWNER
 - C. CLAPSADDLE-GARBER ASSOCIATES, INC.
6. CONTRACTOR SHALL DISPOSE OF PAVEMENT, BRUSH, TREE FALL, & FENCING OFF-SITE.
7. ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.

KEY DEMOLITION CONSTRUCTION NOTES:

- A** REMOVE EXISTING FENCING, POSTS, & ASSOCIATED FOUNDATIONS. BACKFILL HOLES WITH SUITABLE SOIL. DISPOSE OF OFF-SITE.
- B** COMPLETELY REMOVE EXISTING TREE/SHRUB & ROOTBALL. DISPOSE OF OFFSITE. BACKFILL DEPRESSIONS WITH SUITABLE SOIL.
- C** PROTECT EXISTING TREE DURING DEMOLITION & THROUGHOUT THE COMPLETE CONSTRUCTION ON THE PROJECT.



J:\25-DS-0291\dwgs\5 - Sheets\25DS0291-C.110 (Existing Conditions).dwg - C.110 - 08-25-25 - 2:07pm - schristensen



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA Clapsaddle-Garber Associates, Inc.
 16 East Main Street
 Marshalltown, Iowa 50158
 Ph 641-752-6701
 www.cgaconsultants.com

DESIGNED: ----	DATE: ----
DRAWN: ----	DATE: ----
CHECKED: ----	DATE: ----
APPROVED: ----	DATE: ----

MARSHALLTOWN COMMUNITY COLLEGE UTILITY TECH STORAGE BUILDING
MARSHALLTOWN, IOWA

EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT NO. 25-DS-0291
SHEET NO. C.110



GENERAL LAYOUT NOTES:

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES & STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH APPROPRIATE SAFETY REGULATIONS.
3. SIGHT LIGHTING SHALL BE DETERMINED BY THE OWNER.
4. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED & MULCHED UNLESS OTHERWISE NOTED IN PLANS. REFER TO LANDSCAPING PLAN.
5. ANY DAMAGE TO THE PAVEMENT NOT SHOWN FOR REMOVAL ON THE PLANS DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE. ALL EFFORTS SHALL BE MADE TO NOT DISTURB EXISTING PAVEMENT.
6. COORDINATE GAS, ELECTRIC, TELEPHONE, & FIBER OPTIC WITH RESPECTIVE UTILITY COMPANIES.
7. ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.

CONSTRUCTION DETAILS

- 1
C.500 4" PCC SIDEWALK SECTION
- 2
C.500 6" GRAVEL SECTION
- 3
C.500 6" PCC PAVEMENT SECTION
- 4
C.500 STEEL BOLLARD
- 1
S.501 5' x 5' FROST STOOP

J:\25-DS-0291\Map5 - Sheets\25DS0291-C.200 (Layout).dwg - C.200 - 08:25:25 - 2:07 pm - schristensen



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA Clapsaddle-Garber Associates, Inc.
 16 East Main Street
 Marshalltown, Iowa 50158
 Ph 641-752-8701
 www.cgaconsultants.com

DESIGNED: ----	DATE: ----
DRAWN: ----	DATE: ----
CHECKED: ----	DATE: ----
APPROVED: ----	DATE: ----

MARSHALLTOWN COMMUNITY COLLEGE UTILITY TECH STORAGE BUILDING
MARSHALLTOWN, IOWA

LAYOUT PLAN

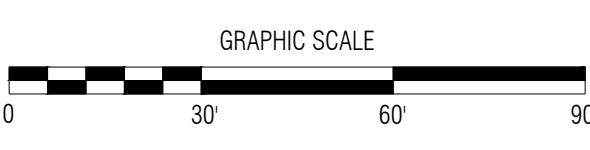
PROJECT NO. 25-DS-0291
SHEET NO. C.200

CONSTRUCTION DETAILS

2
C.500 6" GRAVEL SECTION

GENERAL LAYOUT NOTES:

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES & STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH APPROPRIATE SAFETY REGULATIONS.
3. SIGHT LIGHTING SHALL BE DETERMINED BY THE OWNER.
4. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED & MULCHED UNLESS OTHERWISE NOTED IN PLANS. REFER TO LANDSCAPING PLAN.
5. ANY DAMAGE TO THE PAVEMENT NOT SHOWN FOR REMOVAL ON THE PLANS DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE. ALL EFFORTS SHALL BE MADE TO NOT DISTURB EXISTING PAVEMENT.
6. COORDINATE GAS, ELECTRIC, TELEPHONE, & FIBER OPTIC WITH RESPECTIVE UTILITY COMPANIES.
7. ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

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 16 East Main Street
 Marshalltown, Iowa 50158
 Ph 641-752-8701
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 CHECKED: ---- DATE: ----
 APPROVED: ---- DATE: ----

MARSHALLTOWN COMMUNITY COLLEGE UTILITY TECH STORAGE BUILDING
 MARSHALLTOWN, IOWA

PATH LAYOUT PLAN

PROJECT NO. 25-DS-0291
 SHEET NO. C.201

J:\25-DS-0291\dwg\5 - Sheets\25DS0291-C.201 (Layout).dwg - C.201 - 08:25:25 - 2:07 pm - schristensen

GENERAL GRADING NOTES

1. SLOPES SHALL NOT BE GREATER THAN 3:1
2. GRADE TO DRAIN AWAY FROM ALL BUILDINGS.
3. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2%. CONTRACTOR SHALL TARGET 1.5% CROSS SLOPE.
4. STRIP TOPSOIL TO A DEPTH OF 8" & STOCKPILE AS PER PLAN. RESPREAD TOPSOIL AT LEAST 8" DEEP AS PER SPECIFICATIONS.

LEGEND

- 2.0% → PROPOSED SLOPE
- PROPOSED DRAINAGE PATTERN

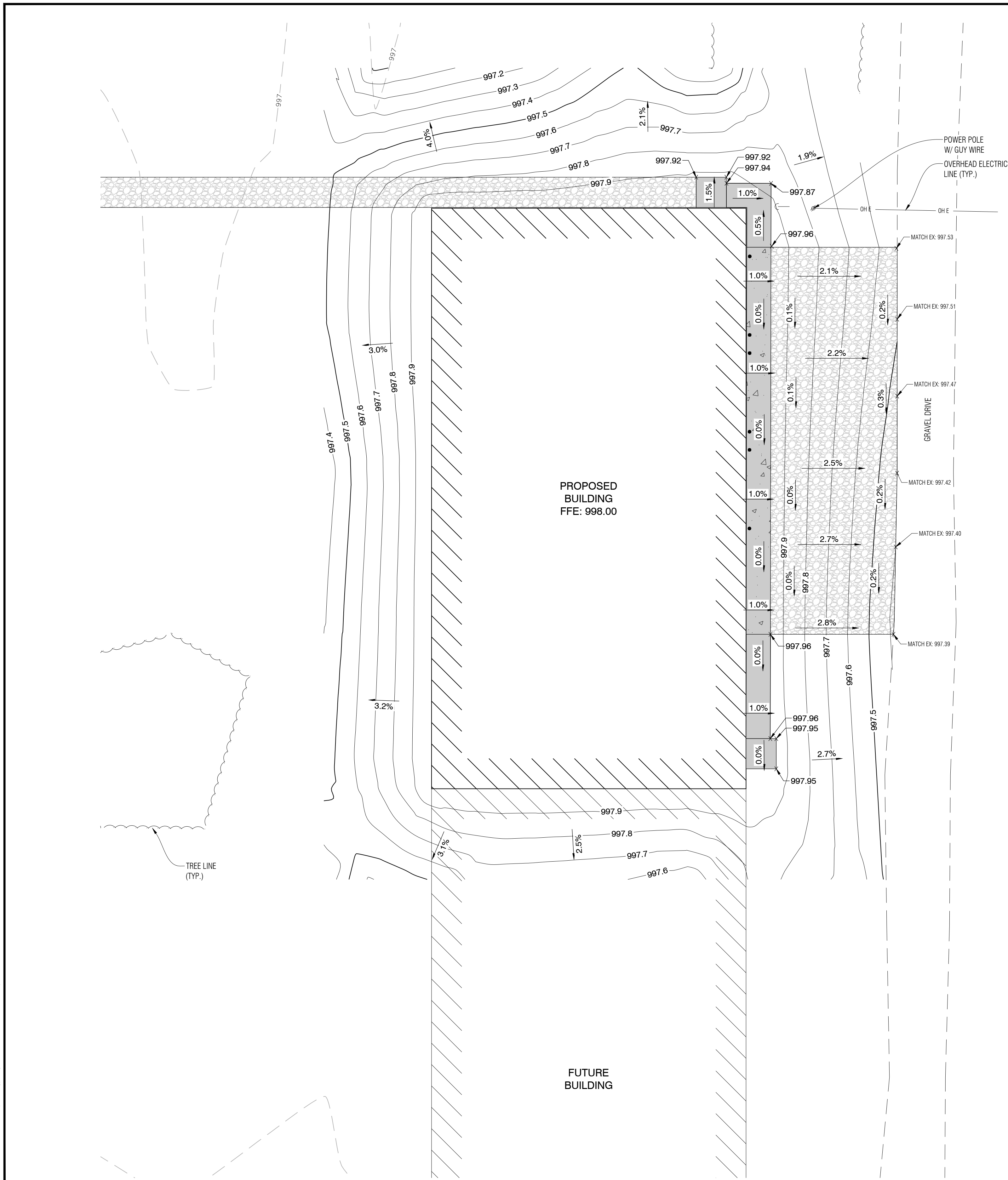
EARTHWORK SUMMARY

TOPSOIL
 TOPSOIL STRIP & STOCK PILE = 310 CY
 TOPSOIL SPREAD = 135 CY
 TOPSOIL WASTE = 175 CY*

EARTHWORK
 CUT = 1 CY
 FILL (+30%) = 230 CY
 IMPORT = 229 CY

ALL WASTE TOPSOIL AND EARTHWORK TO BE RE-SPREAD ON-SITE AT DIRECTION OF THE ENGINEER.

*TOPSOIL WASTE SHALL BE STOCKPILED IN A LOCATION AS SPECIFIED BY THE CUSTOMER. TOPSOIL WASTE MAY BE USED FOR FILL IN AREAS OF GREEN SPACE.



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

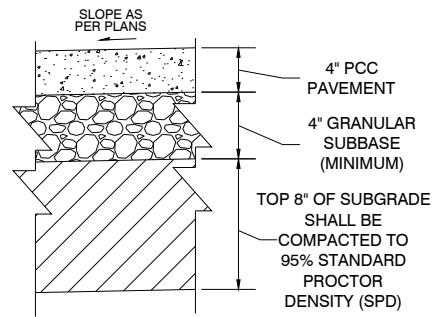
CGA
 Clapsaddle-Garber Associates, Inc.
 16 East Main Street
 Marshalltown, Iowa 50158
 Ph 641-752-8701
 www.cgaconsultants.com

DESIGNED: ----	DATE: ----
DRAWN: ----	DATE: ----
CHECKED: ----	DATE: ----
APPROVED: ----	DATE: ----

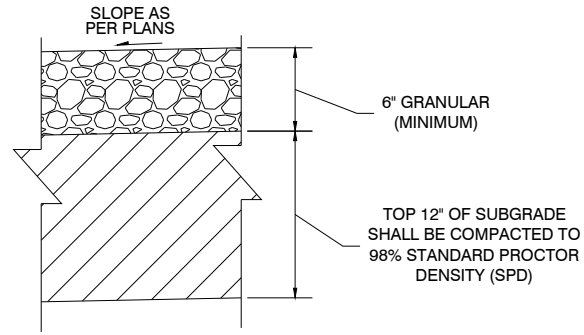
MARSHALLTOWN COMMUNITY COLLEGE UTILITY TECH STORAGE BUILDING
 MARSHALLTOWN, IOWA

GRADING PLAN

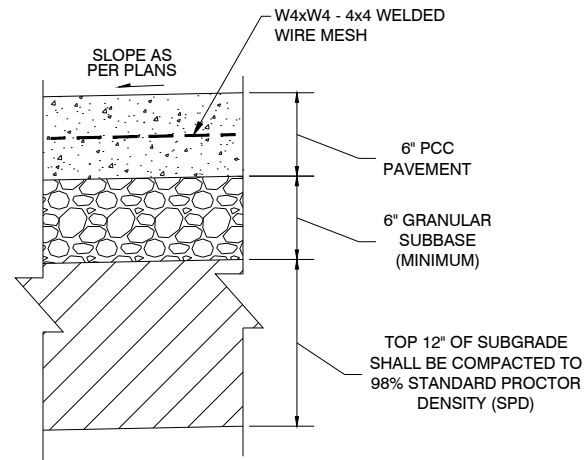
PROJECT NO. 25-DS-0291
SHEET NO. C.300



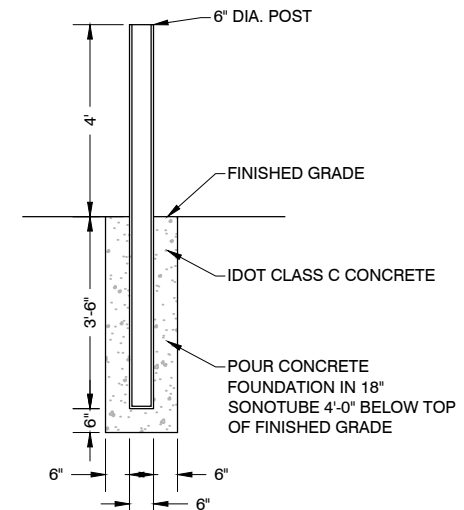
01 4" PCC SIDEWALK SECTION



02 6" GRAVEL SECTION



03 6" PCC PAVEMENT SECTION



04 STEEL BOLLARD

J:\25-DS-0291\wpes5_Sherie\25050291-C-500 (Civil Details).dwg - C-500 - 08-25-25 - 2:07pm - schristensen

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA Clapsaddle-Garber Associates, Inc.
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DESIGNED: _____	DATE: _____
DRAWN: _____	DATE: _____
CHECKED: _____	DATE: _____
APPROVED: _____	DATE: _____

MARSHALLTOWN COMMUNITY COLLEGE UTILITY TECH STORAGE BUILDING
MARSHALLTOWN, IOWA

CIVIL SITE DETAILS

PROJECT NO. 25-DS-0291
SHEET NO. C.500

ABBREVIATIONS:

A	A/C AIR CONDITIONING A/V AUDIO/ VISUAL ACOUST ACOUSTICAL ACP ACOUSTICAL CEILING PANEL AD AREA DRAIN ADD ADDENDUM ADJ ADJUSTABLE/ ADJACENT AFF ABOVE FINISH FLOOR AHU AIR HANDLING UNIT ALUM ALUMINUM ALT ALTERNATE ANOD ANODIZED AP ACCESS PANEL APPROX APPROXIMATE ARCH ARCHITECT/ ARCHITECTURAL ATTEN ATTENUATION AUTO AUTOMATIC AVG AVERAGE
B	BD BOARD BIT BITUMINOUS BLDG BUILDING BLK BLOCK BLKG BLOCKING BM BENCH MARK/ BEAM BOC BACK OF CURB BOT BOTTOM BO BOTTOM OF BR RESILIENT BASE BRG BEARING BRK BRICK BRKT BRACKET BSMT BASEMENT BT TILE BASE BTWN BETWEEN BV INTEGRAL COVERED BASE BVL BEVELED BW BOTH WAYS
C	C COURSE CA ACOUSTICAL CEILING TILE CAB CABINET CAP CAPACITY CCTV CLOSED CIRCUIT TV CE PAINTED GYP CEILING - EPOXY CF CUBIC FEET CFM CUBIC FEET PER MINUTE CG CORNER GUARD CI CAST IRON CIP CAST-IN-PLACE CJ CONTROL JOINT CL CENTER LINE CLG CEILING CLOS CLOSET CLR CLEAR CLEARANCE CMP CORRUGATED METAL PIPE CMU CONCRETE MASONRY UNIT (S) CO CLEAN OUT COL COLUMN CONC CONCRETE CONN CONNECTION CONST CONSTRUCT/ CONSTRUCTION CONT CONTINUOUS CONTR CONTRACTOR COORD COORDINATE CORR CORRIDOR/ CORRUGATED CP CONCRETE PIPE CS PAINTED GYP CEILING COUNTERSINK CS CASEMENT CTR COUNTER CW COLD WATER
D	DBL DOUBLE DEMO DEMOLISH/ DEMOLITION DEPT DEPARTMENT DF DRINKING FOUNTAIN DH DOUBLE HUNG DIA DIAGONAL DIM DIAMETER DIM DIMENSION DISP DISPENSER DN DOWN DR DOOR DS DOWNSPOUT DTL DETAIL DWG DRAWING
E	EA EACH EF EXHAUST FAN EJ EXPANSION JOINT EL ELEVATION ELAST ELASTOMERIC ELEC ELECTRICAL ELEV ELEVATOR EMERG EMERGENCY EP ELECTRICAL PANELBOARD EQ EQUAL EQUIP EQUIPMENT EST ESTIMATE ETR EXISTING TO REMAIN EWC ELECTRIC WATER COOLER EXH EXHAUST EXIST EXISTING EXP EXPANSION/ EXPANDED EXT EXTERIOR

F	FA FIRE ALARM FAB FABRICATE FB FACE BRICK FBO FURNISHED BY OWNER FC CARPET FCT VINYL COMPOSITION TILE FD FLOOR DRAIN FDN FOUNDATION FDV FIRE DEPARTMENT VALVE FE FIRE EXTINGUISHER & BRACKET FEC FIRE EXTINGUISHER CABINET FF FINISH FLOOR FF&E FIXTURES / FURNITURE / EQUIPMENT FFE FINISH FLOOR ELEVATION FH FIRE HYDRANT FHC FIRE HOSE CABINET FIN FINISH/ FINISHED FIXT FIXTURE FLG FLASHING FLR FLOOR FLUOR FLUORESCENT FOC FACE OF CONCRETE FOF FACE OF FINISH FOG FACE OF GYPSUM BOARD/ WALL FOM FACE OF MASONRY FOS FACE OF STUDS FR(FRM) FRAME (D), (ING) FS FLOOR SINK FT FLOOR TILE FT FOOT/ FEET FTG FOOTING FURR FURRING FUT FUTURE FV FIELD VERIFY FVC FIRE VALVE CABINET FVT VINYL TILE FX FINISHED CONCRETE FZ TERRAZZO
G	GA GAUGE GALV GALVANIZED GB GRAB BAR GC GENERAL CONTRACTOR GFRC GLASS FIBER REINF. CONC. GL GLASS/ GLAZING GOVT GOVERNMENT GPM GALLON PER MINUTE GYP GYPSUM
H	HB HOSE BIBB HD HEAD HDBD HARDBOARD HDR HEADER HDW HARDWARE HDWD HARDWOOD HK HOOK HM HOLLOW METAL HORIZ HORIZONTAL HPT HIGH POINT HS HIGH STRENGTH HT HEIGHT HTG HEATING HTR HEATER HVAC HEATING/ VENTILATING/ CONCRETE PIPE HW HOT WATER HWH HOT WATER HEATER
I	ID INSIDE DIAMETER IN INCH INCAND INCANDESCENT INCL INCLUDE (D), (ING) INFO INFORMATION INST INSTALL/ INSTALLATION INSUL INSULATE/ INSULATION INT INTERIOR INV INVERT
J	JAN JANITOR JB JUNCTION BOX JST JOIST JT JOINT
K	KIT KITCHEN KP KICK PLATE
L	L LONG/ LENGTH LAB LABORATORY LAV LAVATORY LBS POUNDS LF LINEAR FOOT (FEET) LH LEFT HAND LLH LONG LEG HORIZONTAL LLV LONG LEG VERTICAL LRG LARGE LT(G) LIGHT/ LIGHTING LVR LOUVER LWC LIGHTWEIGHT CONCRETE

M	M METER (S) MAS MASONRY MAX MAXIMUM MBR MEMBER MECH MECHANICAL MED MEDIUM MEMB MEMBRANE MFG MANUFACTURING MFR MANUFACTURER MIN MINIMUM MISC MISCELLANEOUS ML PLASTIC LAMINATE MILLWORK MM MILLIMETER MN NATURAL STONE COUNTERTOPS MO MASONRY OPENING MS SOLID SURFACE COUNTERTOPS MTL METAL MULL MULLION
N	N/A NOT APPLICABLE NIC NOT IN CONTRACT NO NO NOM NOMINAL NRC NOISE REDUCTION COEFFICIENT NTS NOT TO SCALE
O	OC ON CENTER OD OUTSIDE DIAMETER OH OVERHEAD/ OPPOSITE HAND OPNG OPENING OPP OPPOSITE ORD OVERFLOW ROOF DRAIN OZ OUNCE
P	PB PANEL BOARD PERF PERFORATE (D) PERM PERMANENT PERP PERPENDICULAR PL PLATE/ PROPERTY LINE PLAS PLASTER PLUMB PLUMBING PLYWD PLYWOOD PNL PANEL POLY POLYETHYLENE PREFAB PREFABRICATE (D) PREFIN PREFINISHED PRELIM PRELIMINARY PREP PREPARE (D) PROJ PROJECT PSF POUNDS PER SQUARE FOOT PSI POUNDS PER SQUARE INCH PTD PAINTED PVC POLYVINYL CHLORIDE PVMT PAVEMENT
Q	QTY QUANTITY
R	R RISER/ RADIUS/ REVERSED RA RETURN AIR RCP REFLECTED CEILING PLAN RD ROOF DRAIN RE: REFERENCE/ REFER TO REC (D) RECEIVE (D) REF REFRIGERATOR REINF REINFORCE (D), (ING) REQD REQUIRED REQMT REQUIREMENT REV REVISED/ REVISION RFG ROOFING RH RIGHT HAND RM ROOM RO ROUGH OPENING RTU ROOF TOP UNIT R/W RIGHT OF WAY
S	SA ACOUSTICAL WALL PANEL SAN SANITARY SEWER SC SOLID CORE SCH SCHEDULE SCN SCREEN SECT SECTION SF SQUARE FOOT (SQ.FT.) SHT SHEET SIM SIMILAR SOF SPRAY-ON FIREPROOFING SOG SLAB ON GRADE SP TOILET PARTITION SPEC SPECIFICATION (S) SPKR SPEAKER SP.HD. SPRINKLER HEAD SQ SQUARE SS STAINLESS STEEL SILLS STC SOUND TRANSM. COEFFICIENT STD STANDARD STG SEATING STL STEEL STOR STORAGE STRUCT STRUCTURE/ STRUCTURAL SUBFLR SUBFLOOR SUSP SUSPENDED SWGR SWITCH GEAR S.Y. SQUARE YARD (SQ.YD.) SYM SYMMETRICAL SYS SYSTEM

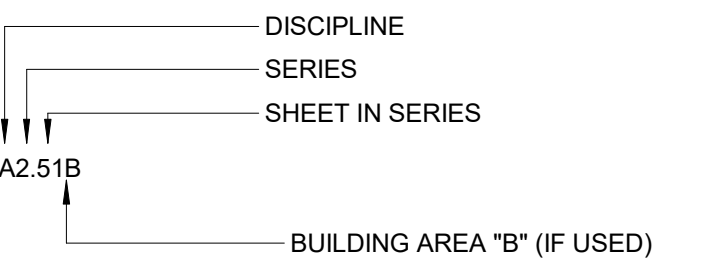
T	T TREAD T&B TOP & BOTTOM T&G TONGUE & GROOVE TEL TELEPHONE TEMP TEMPORARY/ TEMPERED THK THICK (NESS) THRU THROUGH TKBD TACK BOARD TOC TOP OF CURB/ CONCRETE TOD TOP OF DECK TOM TOP OF MASONRY TOS TOP OF STEEL TOW TOP OF WALL TRANSF TRANSFORMER TRANSM TRANSMISSION TV TELEVISION TYP TYPICAL
U	UH UNIT HEATER UNFIN UNFINISHED UNO UNLESS NOTED OTHERWISE
V	VB VAPOR BARRIER (VPR.BR.) VERT VERTICAL VEST VESTIBULE VIF VERIFY IN FIELD VTR VENT THROUGH ROOF
W	W WEST, WIDTH, WIDE, WATER W/ WITH W/IN WITHIN W/O WITHOUT WC WATER CLOSET WD WOOD WE WALL PAINT - EPOXY WH WALL HYDRANT WNDW WINDOW WP WALL PAINT WP WATERPROOFING/ WORKING POINT WR WATER RESISTANT WT WALL TILE WT WEIGHT WV WALLCOVERING
X,Y,Z, MISCELLANEOUS	YD YARD @ AT & AND

SYMBOLS

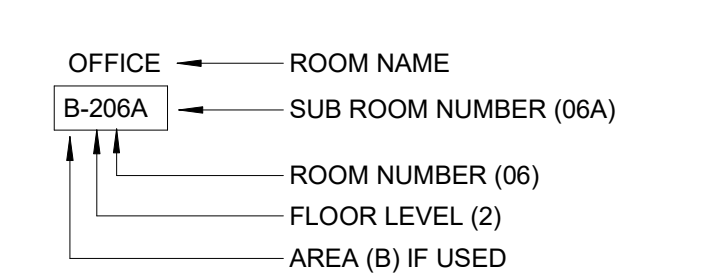
DISCIPLINE DESIGNATORS:

A ARCHITECTURAL	F FURNITURE & EQUIPMENT
AS ARCHITECTURAL SITE	G GENERAL
C CIVIL	K KITCHEN
D DEMOLITION	L LANDSCAPE
E ELECTRICAL	M MECHANICAL
EL ELECTRICAL - LIGHTING	P PLUMBING
EP ELECTRICAL - POWER	S STRUCTURAL
	T TECHNOLOGY

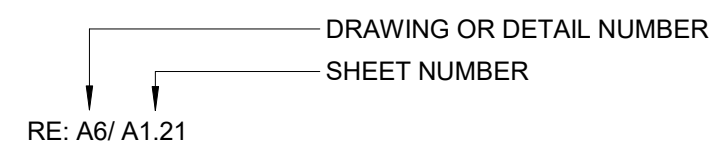
SHEET NUMBER:



ROOM NAME/NUMBER:



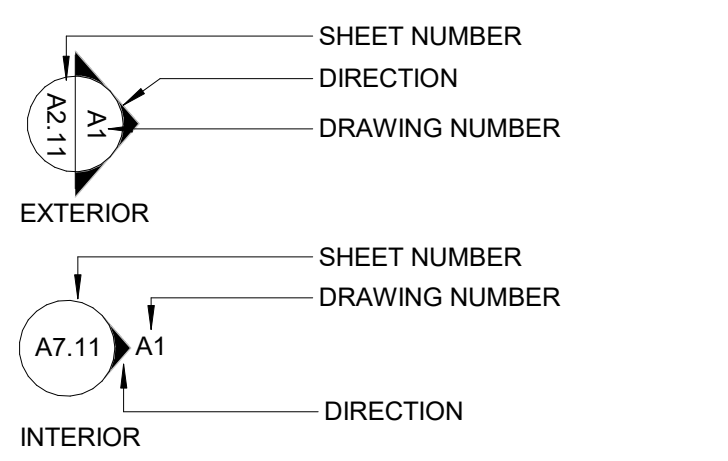
REFERENCE MARK:



SYMBOLS:

- NORTH ARROW SYMBOL
- BREAK LINE
- STRUCTURAL GRID BUBBLE
- ELEVATION MARK
- FIRE HYDRANT
- FIRE EXTINGUISHER
- FIRE EXTINGUISHER & CABINET
- FLOOR DRAIN
- ROOF DRAIN
- OVERFLOW ROOF DRAIN
- WALL FINISH TYPE
- KEYNOTE
- MATCHLINE

ELEVATION SYMBOLS:



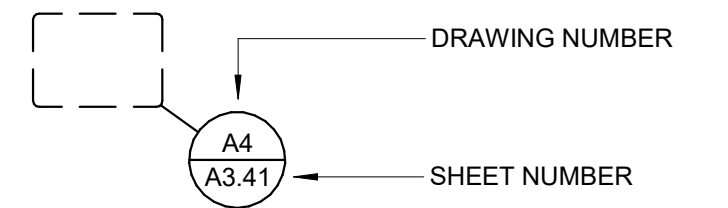
SYMBOLS - FLOOR PLANS:

- INDICATES ROOMS WITH HEARING IMPAIRED DEVICES INCLUDING ALARM AND VISUAL NOTIFICATION
- INDICATES ROOMS WITH DESIGNED TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT.
- WALL TYPE DESIGNATION
- DOOR FRAME NUMBER SYMBOL (F1, F2, F3, ETC...)
- WINDOW NUMBER SYMBOL (A-Z, AA, AB - AZ, BA, BB - BZ...)
- LOUVER NUMBER SYMBOL (L1, L2, L3...)
- GLASS TYPES
- INDICATES ROOMS WITH HEARING IMPAIRED DEVICES INCLUDING ALARM AND VISUAL NOTIFICATION
- INDICATES ROOMS DESIGNED TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT

NOTE TAGS:

- SHEET NOTE NUMBER
- FIXTURE ACCESSORY NUMBER

DETAILS:



WERTZBERGER ARCHITECTS
a CGA Design Studio
16 E. Main St
Marshalltown, IA 50158
TEL: 641.753.0866
CGA: 641.752.6701
www.wertzbergerarchitects.com

MCC UTILITY TECH BUILDING
106 COLLEGE DR
MARSHALLTOWN, IA 50158

Project No: 25-DS-0291
Issue Date: 8/25/25

#	Description	Date

Seal

**PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION**

The Professional Architects seal affixed to this sheet applies only to the material and terms shown on this sheet. All drawings, instruments or other documents not exhibiting the seal may not be considered prepared by the architect and the architect accepts no liability and responsibility for such plans, drawings, or documents not exhibiting the seal.

Date: _____
Scale: 12" = 1'-0"
Sheet Title: **Abbreviations & Symbols**
Sheet Number: **G101**

MCC UTILITY TECH BUILDING

 106 COLLEGE DR

 MARSHALLTOWN, IA 50158

Project No: 25-DS-0291

 Issue Date: 8/25/25

#	Description	Date

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Seal

PRELIMINARY DRAWINGS

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Date:

 Scale: As indicated

 Sheet Title

Code Analysis

Sheet Number

G103

Code Analysis:

Governing Codes:

 2021 International Building Code

 2012 International Energy Conservation Code

Occupancy classification:

 Moderate Hazard Storage, Group S-1: motor vehicle repair garages complying with the max allowable quantities of hazardous materials specified in table 307.1(1) (see Sec. 406.8)

Table 504.3

 Max height: 40'

 Actual height: 21' the average height of the highest roof surface (16' top of wall, 26' with roof)

Table 504.4

 Max stories: 1

 Actual stories: 1

Table 506.2

 Max area: 9,000 SF

 Actual area: 4,992 SF

Construction type: VB

Fire Resistive Ratings for Building Elements: IBC Table 601

Structural Frame: 0 Hours

 Bearing Walls: 0 Hours

 Floor construction: 0 hours

 Roof construction: 0 hours

IBC table 705.5: Exterior Walls at least 10 feet from property line: 0 hours

Fire Protection:

Sprinkler System: No (Triggers For S-1: fire area exceeds 12,000 SF, fire area is more than 3 stories above grade plan, combined area of all floors exceeds 24,000 SF, or storage for commercial motor vehicles exceeds 5000 SF)

Table 906.3(1)

 Fire extinguishers required: (2) 2-A extinguishers

 Fire extinguishers provided: (2) 2-A extinguishers

Moderate Hazard: 2-A extinguisher, max floor area per unit of A: 1500 SF, max floor area for extinguisher: 11,250, max distance of travel to extinguisher: 75'. Fire extinguishers are accessible from all parts of the building within 75'.

4,992 SF / 1500 sf = 3.328 A = 2 (2-A extinguishers)

Fire Alarm System: 907.2.10 Group S – not required

1005.3.2 Exit width required: 2' x 17 occupants = 3.4'

 Exit width provided: 68"

Accessibility: See hatched clearances at exit doors

Table 1006.2.1 Common Path of travel allowed: 100'

 Common Path of travel actual: 0'

1007.1.1 Fire separation distance:

 Minimum distance is diagonal of building divided by two = 107'- 7" / 2 = 53' - 9.5"

 Actual distance between exit doors: 89' - 9"

 Means of egress: 2 exits, 36" min width path for occupant load under 50 (Table 1020.3) (see hatched path on the code plan)

Table 1017.2

 Travel Distance allowed: 200'

 Travel Distance actual: see Path of Travel Schedule and Egress Plan

 # occupants: 4992 SF / 300 occupant load factor for storage = 17 occupants

Plumbing Fixture Requirements: Table 2902.1

Water Closets: Required: 1 per 100, Provided: in nearby building

 Lavatories: Required: 1 per 100, Provided: in nearby building

 Bathtubs/Showers: Required: N/A, Provided: None

 Drinking Fountains: Required: 1 per 1000, Provided: N/A

 Other: Required: 1 service sink, Provided: in nearby building

(Variance request to use plumbing fixtures in another campus building, about 740' away, accessible on a gravel path. Code specifies plumbing fixtures within 500'.)

IOWA ENERGY CODE 2012

TABLE C402.2

OPAQUE THERMAL ENVELOPE REQUIREMENTS

CLIMATE ZONE: 5 COMMERCIAL

ATTIC: R-38

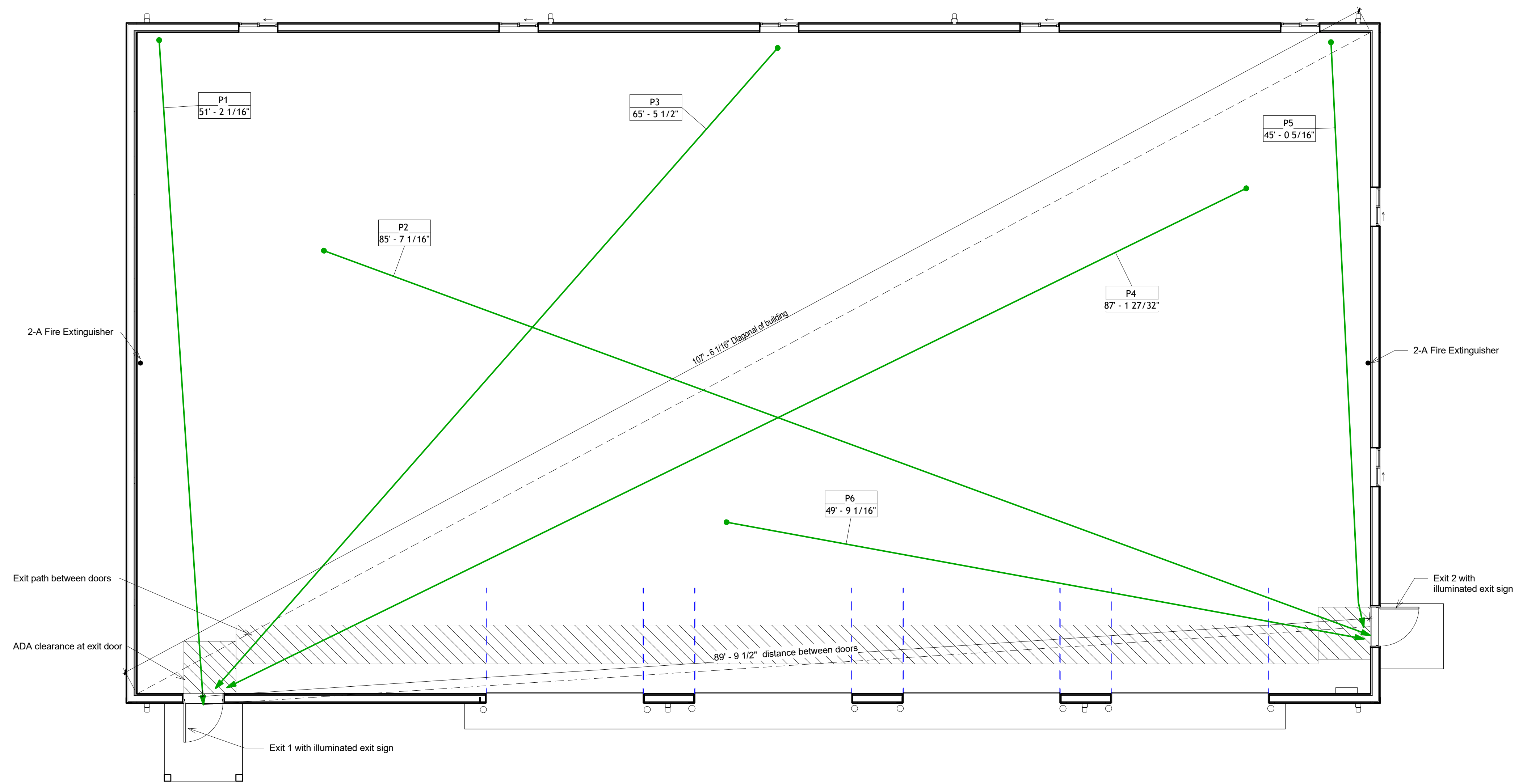
EXT WALLS (WOOD FRAMED): R-20

UNHEATED SLAB ON GRADE: R-20 FOR 24" BELOW

OPAQUE DOORS:

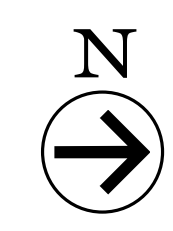
SWINGING: U-0.37

ROLL UP: R-4.75



1 Code Plan

 SCALE: 3/16" = 1'-0"



Path of Travel Schedule		
Mark	Length	Exit
P1	51' - 2 1/16"	1
P2	85' - 7 1/16"	2
P3	65' - 5 1/2"	1
P4	87' - 1 27/32"	1
P5	45' - 0 5/16"	2
P6	49' - 9 1/16"	2

DESIGN DATA

- CODES AND STANDARDS: 2021 INTERNATIONAL BUILDING CODE
- RISK CATEGORY II
- ROOF LIVE LOADS: SEE MANUFACTURER ENGINEERING DRAWINGS
- FLOOR LIVE LOADS: TYPICAL: 100 PSF
- WIND LOADS: SEE MANUFACTURER ENGINEERING DRAWINGS
- SEISMIC LOAD: SEE MANUFACTURER ENGINEERING DRAWINGS
- FOUNDATION DESIGN: CHAPTER 18 OF THE INTERNATIONAL BUILDING CODE
REQUIRED NET ALLOWABLE BEARING PRESSURE
CONTINUOUS FOOTINGS 1500 PSF (MIN) 2000 (DESIGN)
ISOLATED FOOTINGS 1500 PSF (MIN) 2000 (DESIGN)

GENERAL NOTES

- ELEVATIONS NOTED ARE TO THE FINISHED FLOOR SLAB AT THE DOOR OPENING= (0'-0")
- CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS, ELEVATIONS, AND DIMENSIONS PRIOR TO TART OF CONSTRUCTION, AND NOTIFY ENGINEER OF ANY DISCREPANCIES FOUND AT THE SITE IN RELATION TO INFORMATION IN THE CONTRACT DOCUMENTS.
- DIMENSIONS MARKED ±REQUIRE FIELD VERIFICATION BY THE CONTRACTOR.
- CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FOUND BETWEEN STRUCTURAL DOCUMENTS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL OR SITE DOCUMENTS OR BETWEEN DRAWINGS AND SPECIFICATIONS.
- VERIFY SIZE AND LOCATION OF ALL OPENINGS OR INSERTS AS REQUIRED BY MECHANICAL, ELECTRICAL OR PLUMBING CONTRACTORS. ANY OPENINGS OR INSERTS SHOW ON STRUCTURAL DRAWINGS ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED PRIOR TO FRAMING.
- NO BEAMS, JOINTS COLUMNS OR SLABS SHALL BE FIELD CUT OR MODIFIED WITHOUT THE ENGINEERS WRITTEN APPROVAL.
- THE STRUCTURAL CONTRACT DOCUMENT REPRESENTS THE FINISHED STRUCTURE THEY DO NOT INDICATE THE MEANS AND METHODS OF CONSTRUCTION, UNLESS NOTED OR INDICATED OTHERWISE.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL THE TEMPORARY SHORING OR BRACING OF WALLS, COLUMNS, BEAMS JOISTS, ETC. AS REQUIRED TO PREVENT EXCESSIVE STRESSES IN THE STRUCTURAL ELEMENTS AND TO HOLD THEM IN PLACE DURING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS, ORDINANCES, LAWS, AND REGULATIONS PERTAINING TO CONSTRUCTION SAFETY.
- OBSERVATION VISITS TO THE SITE BY ENGINEER'S FIELD REPRESENTATIVES SHALL NOT INCLUDE ABOVE NOTED ITEMS.

SUBMITTALS

- SHOP DRAWINGS, MIX DESIGNS, AND PRODUCT DATA SHALL BE SUBMITTED FOR APPROVAL FOR ALL STRUCTURAL COMPONENTS AND/ OR SYSTEMS PRIOR TO THEIR CONSTRUCTION.
 - A. CONCRETE & REINFORCEMENT
 - 1. CONCRETE MIX DESIGNS
 - 2. REINFORCING STEEL
 - 3. SLAB-ON GRADE JOINT LAYOUT
 - B. PRE-ENGINEERED METAL BUILDING
 - 1. ANCHOR BOLT LAYOUT
 - 2. PRELIMINARY DESIGN DRAWINGS AND COLUMN REACTIONS
 - 3. FINAL DESIGN DOCUMENTATION FOR INFORMATION
 - 4. STRUCTURAL CALCULATIONS
- ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW OR RECORD SHALL BEAR THE STAMP AND SIGNATURE OF A PROFESSIONAL STRUCTURAL ENGINEER REGISTERED IN THE STATE OF IOWA.

REINFORCING SCHEDULE		
STRUCTURAL COMPONENTS	REINFORCING	NOTES
6" CONCRETE SLAB-ON-GRADE	4X4 4/4 WELDED WIRE MESH	
6" CONCRETE CURB	#4 CONT. HORZ. #4 VERT. 18" O.C.	
6" TALL x 8" WIDE EXTERIOR STEM WALL	#4 CONT. HORZ. #4 VERT. 18" O.C.	VERTS MAY BE IN PLACE DURING UNDERLAYING PAD POUR OR DRILLED AND SET W/ EPOXY. EMBED 4", MIN 3 1/2" DO NOT WET-SET AFTER PAD POUR
CONCRETE PIER SUPPORTS @ COLUMNS	(4) #6 VERTS	SEE DETAIL SECTIONS FOR HORIZONTAL TIES

FOOTINGS AND FOUNDATIONS

- FOUNDATION DESIGN IN ACCORDANCE WITH REQUIREMENTS FOR PRESUMPTIVE LOAD-BEARING VALUES OF SOILS AS LISTED IN CHAPTER 18 OF THE INTERNATIONAL CODE.
- FOOTINGS AND FOUNDATIONS SHALL BEAR ON FIRM, UNDISTURBED SOIL OR ENGINEERED COMPACTED FILL WITH A MINIMUM NET ALLOWABLE BEARING CAPACITY LISTED AS FOLLOWS:
1,500 PSF AT CONTINUOUS FOOTINGS
1,500 PSF AT ISOLATED FOOTINGS
- FOOTING ELEVATIONS AND SOIL BEARING CAPACITIES SHOWN ON THE DRAWINGS ARE ESTIMATED FROM THE INTERNATIONAL BUILDING CODE. FINAL ELEVATIONS AND BEARING CAPACITIES SHALL BE FIELD VERIFIED BY THE GEOTECHNICAL ENGINEER. NOTIFY STRUCTURAL ENGINEER WHEN REQUIRED NET ALLOWABLE BEARING PRESSURE IS NOT ACHIEVED.
- ALL FOOTINGS SHALL BE EXTENDED TO FROST DEPTH AND BEAR 4" BELOW ACTUAL GRADE DURING WINTER CONSTRUCTION SITUATIONS. CONSULT STRUCTURAL ENGINEER FOR REINFORCEMENT REVISIONS.
- CENTER THE FOOTINGS UNDER THE COLUMN OR WALLS, UNLESS NOTED OTHERWISE.
- WALLS BACKFILLED ON ONE SIDE ONLY SHALL BE BRACED, UNTIL BACKFILL AND TOP AND BOTTOM ADJACENT SLABS ARE IN PLACE.
- EXTEND REINFORCING IN CONTINUOUS WALL FOOTINGS 2'-0" MINIMUM INTO ADJACENT COLUMN PAD FOOTINGS.
- "TRANSVERSE" FOOTING REINFORCING, WHERE INDICATED SHALL BE IN THE BOTTOM LAYER AND TIED TO THE CONTINUOUS REINFORCING.
- PROVIDED DOWELS FROM TOP OF FOOTINGS AT ALL WALLS AND COLUMNS. MATCH SIZE AND SPACING OF VERTICAL REINFORCING. LAP 48 DIAMETERS UNLESS NOTED OTHERWISE.
- INSTALL ANCHOR BOLTS AND DOWELS FROM TOP OF FOOTINGS OR FOUNDATIONS ACCURATELY. SET WITH TEMPLATES, AND PROTECT FROM DAMAGE OR MOVEMENT. INSERTING BOLTS OR DOWELS INTO PARTIALLY SET CONCRETE IS PROHIBITED.
- PROVIDE SLEEVES FOR ALL DUCTS, PIPES, UTILITY LINES AND OTHER PENETRATIONS THROUGH TRENCH FOOTINGS OR FOUNDATION WALLS. CORE DRILLING IS NOT PERMITTED.

SLABS ON GRAD

- SLABS-ON-GRADE SHALL BE PLACED ON CLASS 3 VAPOR BARRIER OVER 4" MINIMUM GRANULAR, DRAINAGE FILL.
- TEST SUBGRADE SOILS FOR EXPANSIVE SOIL CHARACTERISTICS WHEN GEOTECHNICAL ENGINEERING REPORT IS NOT AVAILABLE. NOTIFY STRUCTURAL ENGINEER IF INADEQUATE CONDITIONS ARE ENCOUNTERED AND FOLLOW RECOMMENDATIONS OF GEOTECHNICAL ENGINEER.
- SLABS-ON-GRADE SHALL BE SEPARATED FROM ALL VERTICAL SURFACES, SUCH AS, WALLS AND COLUMNS BY EXPANSION JOINTS.
- PROVIDE CONTROL JOINTS IN SLABS-ON-GRADE AS SHOWN ON THE DRAWINGS. JOINTS SHALL BE 1/8" WIDE BY 1/4" OF THE SLAB THICKNESS. CUTTING OPERATIONS SHALL BE SOON AS POSSIBLE AFTER PLACING CONCRETE WITHOUT THE RAVELING EDGES.
- CONTRACTOR SHALL SUBMIT PROPOSED JOINT LAYOUT FOR APPROVAL WHEN JOINTS ARE NOT SHOW ON DRAWINGS. MAXIMUM SPACING OF JOINTS SHALL BE 30 TIMES THE SLAB THICKNESS IN ANY DIRECTION. JOINT LAYOUT SHALL FORM A REGULAR GRID PATTERN WITH JOINTS INTERSECTION AT 90 DEGREES AND AT COLUMNS WERE POSSIBLE. MAXIMUM RATIO OF LONG SIDE SHORT SIDE SHALL NOT EXCEED 1.5 WHEN SLAB AREAS ARE NOT SQUARE.
- CONSTRUCTION JOINTS IN SLABS-ON-GRADE SHALL BE AT CONTROL JOINT LOCATIONS AS IDENTIFIED ABOVE WHEN ENTIRE FLOOR SLAB IS NOT PLACED IN ONE SEQUENCE. SEE DETAILS FOR PLATE DOWEL REQUIREMENTS.

FOUNDATION REINFORCING SCHEDULE			
MARK	SIZE	REINFORCING	
		NOTES	VERTICAL
GB-1	1'-0"x5'-0" DEEP	(2) #5 T&B (4) #4 MID. SPACED EVENLY	#4 STIRRUPS @ 24" O.C.
GB2-6	2'-6"x5'-0" DEEP	(2) #5 T&B (4) #4 MID. SPACED EVENLY	#4 STIRRUPS @ 24" O.C.

COLUMN PAD FOOTING SCHEDULE			
PAD MARK	SIZE	REINFORCING	ALLOWABLE SOIL BEARING CAPACITY (PSF)
P5-5	5'-6"x5'-6"x5'-0" DEEP	(10) #8 EA. WAY TOP & BOTTOM	2000
P5-3	5'-3"x5'-3"x5'-0" DEEP	(19) #8 EA. WAY TOP & BOTTOM	2000

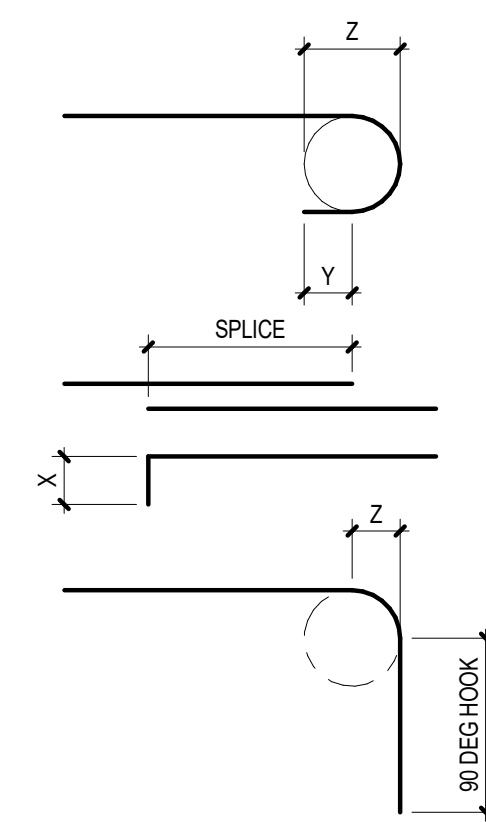
CONCRETE

- CONCRETE WORK SHALL BE IN ACCORDANCE WITH "SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301) AND "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI318)".
- PROVIDE CONCRETE WITH MINIMUM 28 DAYS COMPRESSIVE STRENGTH AS SHOW BELOW:
A.FOOTINGS 3,000 PSI
B.FOUNDATION WALLS 4,000 PSI
C.SLABS-ON-GRADE 4,000 PSI
- CONCRETE SHALL CONSIST OF THE FOLLOWING:
PORTLAND CEMENT ASTM C150, TYPE I OR II
NORMAL WEIGHT ASTM C33
POTABLE WATER ASTM C94
- MAXIMUM AGGREGATE SIZE SHALL BE 1" UNLESS NOTED OTHERWISE
- REPLACEMENT OR PORTLAND CEMENT WITH FLY ASH SHALL NOT EXCEED 15% OF ALL CEMENTITIOUS MATERIALS.
- NO MATERIAL CONTAINING CALCIUM CHLORIDE, SALT OR ANTIFREEZE AGENTS IS PERMITTED FOR USE IN CONCRETE.
- ALL CONCRETE EXPOSED TO EARTH OR WEATHER SHALL BE AIR ENTRAINED.
- WATER REDUCING ADMIXTURES (PLASTICIZERS AND SUPER PLASTICIZERS) MAY BE USED WHEN INCLUDED IN THE APPROVED CONCRETE MIX DESIGN.
- SLUMP SHALL BE 3" TO 5" MAXIMUM FOR CONCRETE MIXES WITHOUT WATER REDUCING ADMIXTURES AND 8" MAXIMUM WHEN WATER REDUCING ADMIXTURES ARE INCLUDED IN THE MIX DESIGN. REFER TO SPECIFICATIONS.
- REINFORCING SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI 315, UNLESS DETAILED OR NOTED OTHERWISE.
- REINFORCING STEEL SHALL CONFORM TO THE FOLLOWING:
A. DEFORMED BARS ASTM A615, GRADE 60
- REINFORCING STEEL SHALL BE SECURELY WIRED IN PLACE AND SUPPORTED PRIOR TO PLACING CONCRETE. MAXIMUM SPACING OF BARS SUPPORTS SHALL BE 3'-0".
- PROVIDED MINIMUM CONCRETE COVER OVER REINFORCING AS FOLLOWS:
A. CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH = 3"
B. EXPOSED TO EARTH OR WEATHER
#6 THROUGH #18 BARS = 2"
#5 OR SMALLER BARS = 1 1/2"
C. NOT EXPOSED TO EARTH OR WEATHER OR IN CONTACT WITH THE GROUND
SLABS, WALLS AND JOISTS (#11 & SMALLER)= 1 1/2"
BEAMS AND COLUMNS = 1 1/2"
- LAP ALL REINFORCING SPLICES MINIMUM OF 48 BAR DIAMETERS OR 2'-0", WHICHEVER IS GREATER, UNLESS NOTED OTHERWISE.
- PROVIDE CORNER BARS AT ALL INTERSECTIONS AND CORNERS IN WALLS AND FOOTINGS. LAP 2'-0" WITH HORIZONTAL BARS. MATCH NUMBER AND SPACING OF HORIZONTAL BARS.
- PROVIDE (2) #5 EACH SIDE OF OPENING IN CONCRETE WALLS AND SLABS, UNLESS OTHERWISE NOTED. BARS SHALL EXTEND 2'-0" BEYOND OPENING EDGES. PROVIDE 5'-0" #5 DIAGONAL BARS AT CORNERS.
- SPLICES OF VERTICAL REINFORCEMENT ARE NOT PERMITTED, UNLESS NOTED OTHERWISE.

NOTE:
IF SPLICE IS REQUIRED IN LONGITUDINAL REBARS, LAP SPLICE LENGTH WILL BE AS SHOWN. STAGGER SPICED REBAR EVERY OTHER LONGITUDINAL BAR.

PRE-ENGINEERED METAL BUILDING

- PROVIDE A COMPLETE, INTEGRATED SET OF MUTUALLY DEPENDENT COMPONENTS AND ASSEMBLIES THAT FORM A METAL BUILDING SYSTEM CAPABLE OF WITHSTANDING STRUCTURAL AND OTHER LOADS, THERMALLY INDUCED MOVEMENT, AND EXPOSURE TO WEATHER WITHOUT FAILURE OR INFILTRATION OF WATER INTO THE BUILDING INTERIOR. INCLUDE PRIMARY AND SECONDARY FRAMING, AND ACCESSORIES COMPLYING WITH THE REQUIREMENTS INDICATED.
- ALL DESIGN, DETAILING, FABRICATION AND ERECTION OF PRE-ENGINEERED METAL BUILDING SYSTEMS SHALL CONFORM TO AISC MANUAL OF STEEL CONSTRUCTION, MBMA METAL BUILDING SYSTEMS MANUAL, INTERNATIONAL BUILDING CODE, AND ASCE/SEI 7 UNLESS NOTED OTHERWISE.
- STRUCTURAL DESIGN FOR THE BUILDING SYSTEM SHALL BE PROVIDED BY THE BUILDING MANUFACTURER FOR THE FOLLOWING DESIGN CRITERIA:
A. SELF WEIGHT OF ALL COMPONENTS AND FINISHES.
B. ROOF SNOW LOADS LISTED IN DESIGN DATA.
1. FLAT ROOF SNOW LOAD SPECIFIED SHALL BE USED IN LIEU OF VALUES DETERMINED BY EQN. 7.3-1 OF ASCE/SEI 7.
2. DRIFTING AND UNBALANCED LOADS SHALL BE CALCULATED WITH GROUND SNOW PROVIDED AND ADDED TO FLAT ROOF SNOW LOADS SPECIFIED.
C. COLLATERAL LOADS AS LISTED IN DESIGN DATA.
D. WIND LOADS IN ACCORDANCE WITH ASCE/SEI 7- BASED ON CRITERIA LISTED IN DESIGN DATA.
E. SEISMIC LOADS IN ACCORDANCE WITH ASCE/SEI 7-OR IBC BASED ON CRITERIA LISTED IN DESIGN DATA.
F. LOAD COMBINATIONS SHALL BE IN ACCORDANCE WITH ASCE/SEI 7 OR IBC.
G. MAXIMUM ALLOWABLE DEFLECTION LIMITS:
1. PURLINS & RAFTERS: VERTICAL DEFLECTION OF 1/240 OF THE SPAN.
2. GIRTS: HORIZONTAL DEFLECTION OF 1/180 OF THE SPAN.
3. METAL ROOF PANELS: VERTICAL DEFLECTION OF 1/180 OF THE SPAN
4. METAL WALL PANELS: HORIZONTAL DEFLECTION OF 1/180 OF THE SPAN.
5. DESIGN SECONDARY FRAMING SYSTEM TO ACCOMMODATE DEFLECTION OF PRIMARY FRAMING AND CONSTRUCTION TOLERANCES AND TO MAINTAIN CLEARANCES AT OPENINGS.
H. ALLOWABLE DRIFT LIMITS:
1. RIGID FRAMES & COLUMNS = ALLOWABLE DRIFT OF H/180 AT TOP OF FRAME OR COLUMN.
- METAL BUILDING SYSTEM SHALL BE DESIGNED SUCH THAT OUT TO OUT DIMENSIONS OF METAL PANELS MATCH OUT TO OUT DIMENSIONS ON ARCHITECTURAL DRAWINGS. END WALLS COLUMNS SHALL BE LOCATED AS REQUIRED FOR SELECTED GIRT SYSTEM. INTERIOR RIGID FRAME SHALL BE LOCATED AS SHOWN.
- SUBMIT PRELIMINARY DESIGN SHOP DRAWINGS TO ENGINEER FOR REVIEW PRIOR TO FINAL DESIGN. PRELIMINARY DRAWINGS SHALL INCLUDE ANCHOR BOLT LAYOUT PLAN, COLUMN REACTIONS AND ELEVATIONS WITH DOOR/ OPENING PLACEMENT. INCLUDE LOCATION, DIAMETER AND PROJECTION OF ANCHOR BOLTS.
- SUBMIT FINAL SHOP DRAWINGS AND SRUCTURAL CALCULATIONS FOR APPROVAL PRIOR TO FABRICATION. DRAWINGS SHALL INCLUDE ALL PLANS, ELEVATIONS, SECTIONS AND DETAILS REQUIRED TO FABRICATE AND ERECT THE METAL BUILDING SYSTEM. DRAWING AND CALCULATIONS SHALL BEAR THE STAMP AND SIGNATURE OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF IOWA.
- APPROVED AND DESIGNED OPENINGS IN STEEL MEMBERS SHALL BE SHOWN ON SHOP DRAWINGS. CUTTING OR BURNING HOLES IN FIELD IS NOT PERMITTED WITHOUT PRIOR WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER AND THE METAL BUILDING MANUFACTURER'S STRUCTURAL ENGINEER.



MINIMUM LENGTH (INCHES)				
BAR SIZE	BEND DIAMETER (Z)	BEND DIAMETER (Y)	SPLICE	90 DEG HOOK LENGTH (X)
#4	3"	2.5"	28"	6"
#5	3.75"	2.75"	36"	7.5"
#6	4.5"	3"	42"	9"

W
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MCC UTILITY TECH BUILDING
106 COLLEGE DR
MARSHALLTOWN, IA 50158

Project No: 25-DS-0291
Issue Date: 8/25/25

#	Description	Date

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Date: _____
Scale: 12" = 1'-0"
Sheet Title

Structural Notes & Details

Sheet Number
S001

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 MARSHALLTOWN, IA 50158

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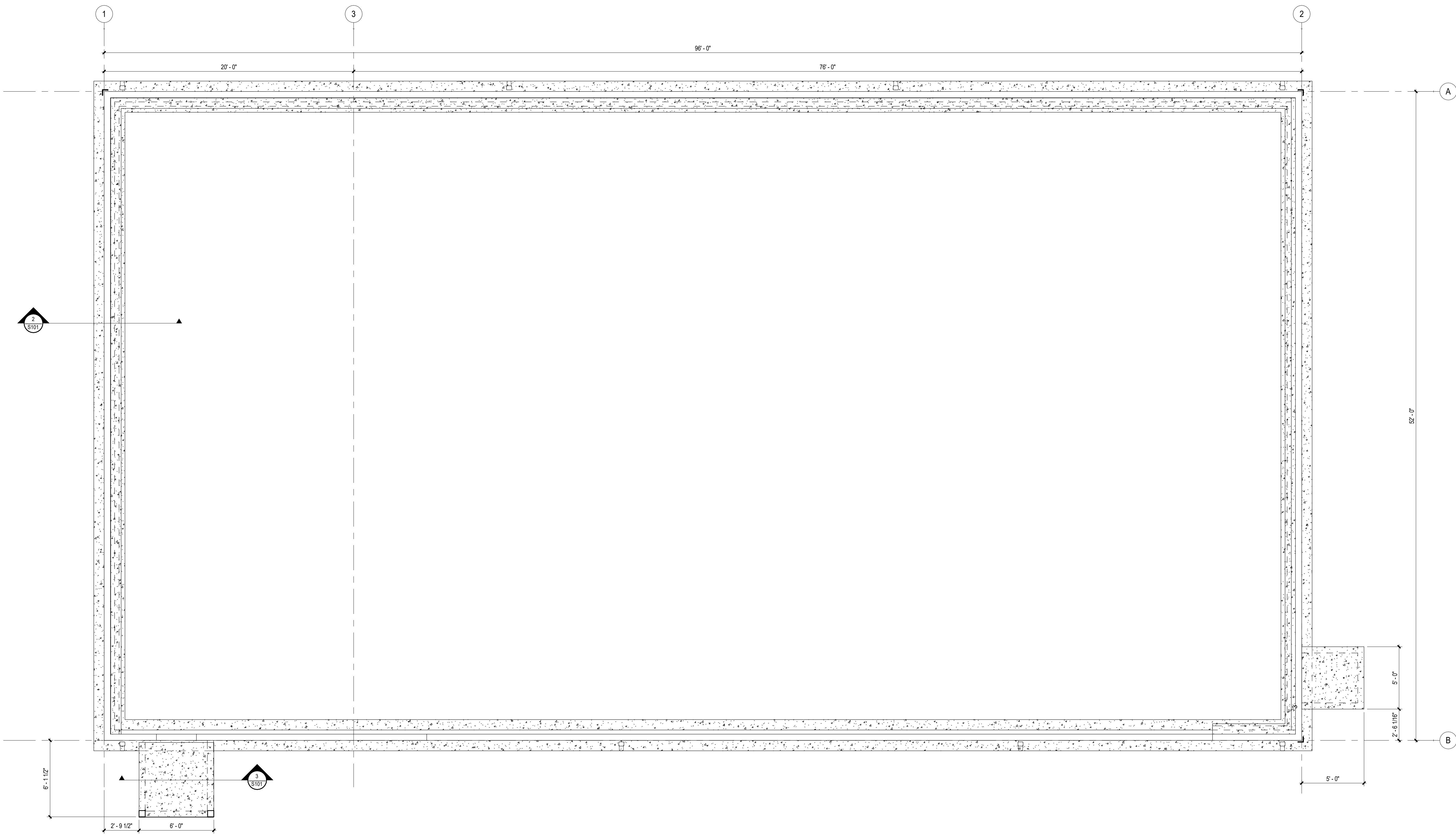
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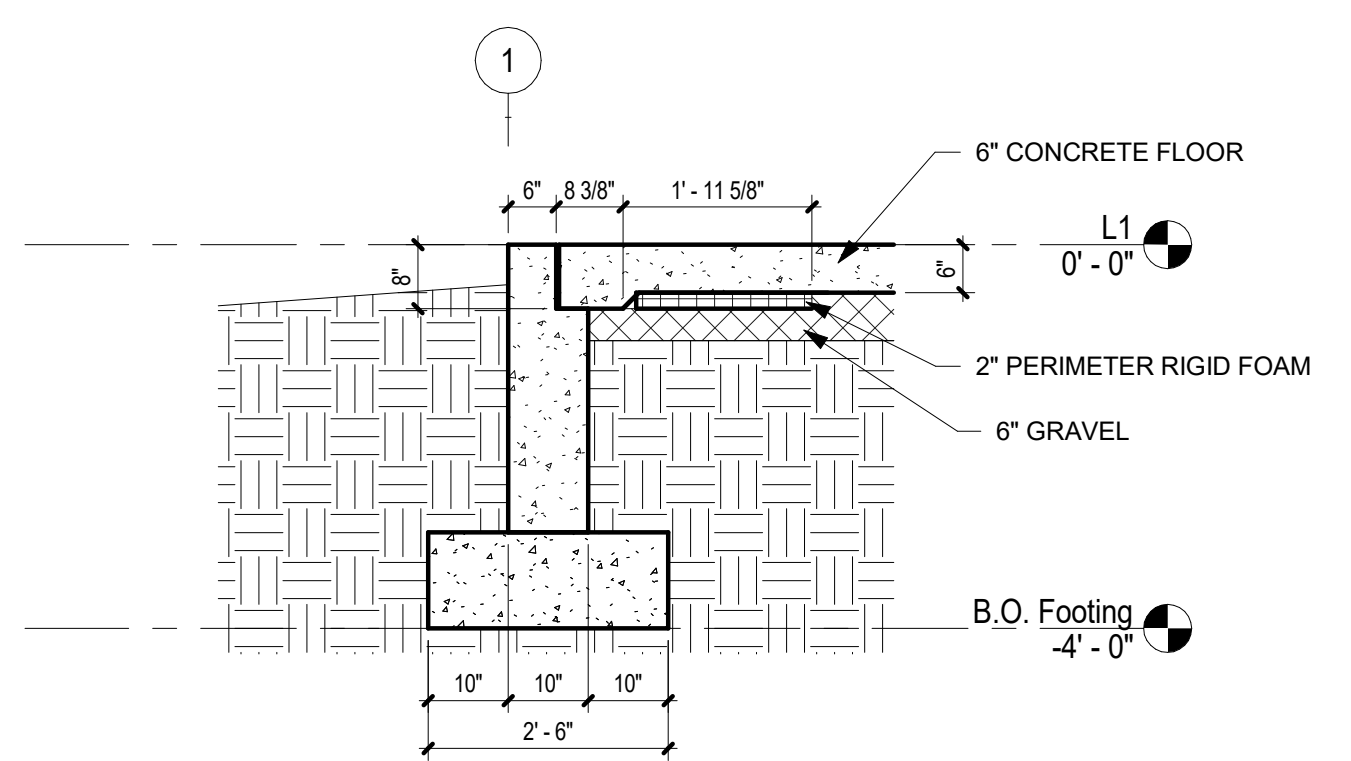
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Foundation Plan

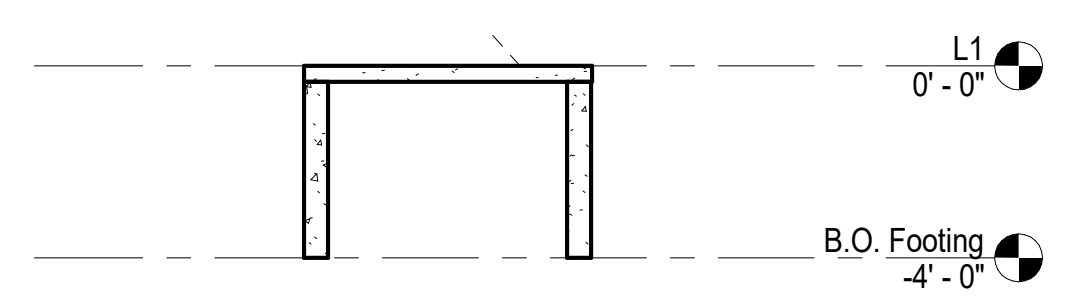
Sheet Number
S101



1 First Floor Foundation Plan
 SCALE: 1/4" = 1'-0"

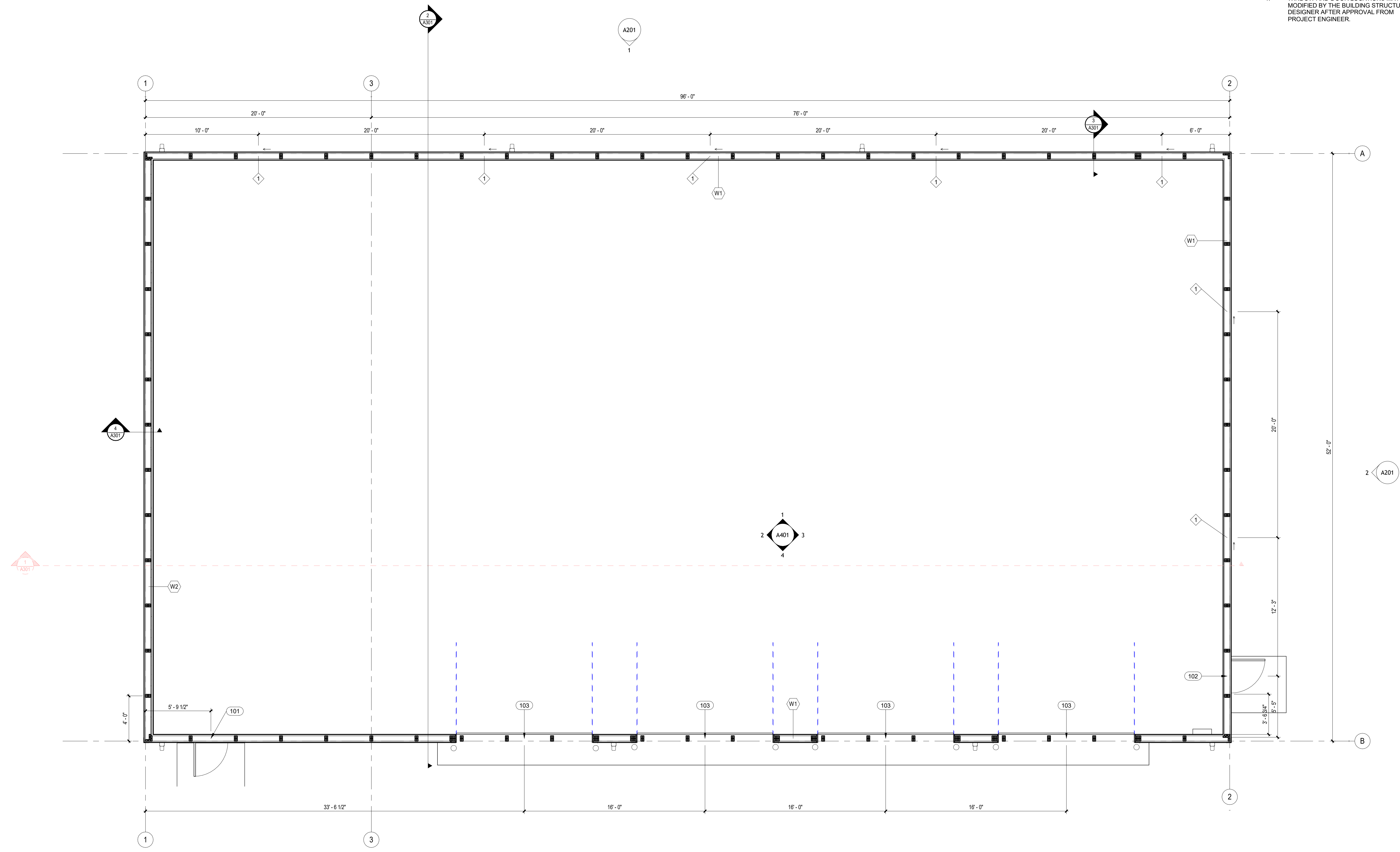


2 SECTION-FOUNDATION WALL (TYP)
 SCALE: 1/2" = 1'-0"

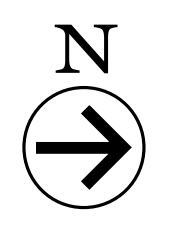


3 Section 6
 SCALE: 1/4" = 1'-0"

NOTES:
 1. WINDOW AND DOOR LOCATIONS MAY BE MODIFIED BY THE BUILDING STRUCTURAL DESIGNER AFTER APPROVAL FROM PROJECT ENGINEER.



1 First Floor Architectural Plan
 SCALE: 1/4" = 1'-0"



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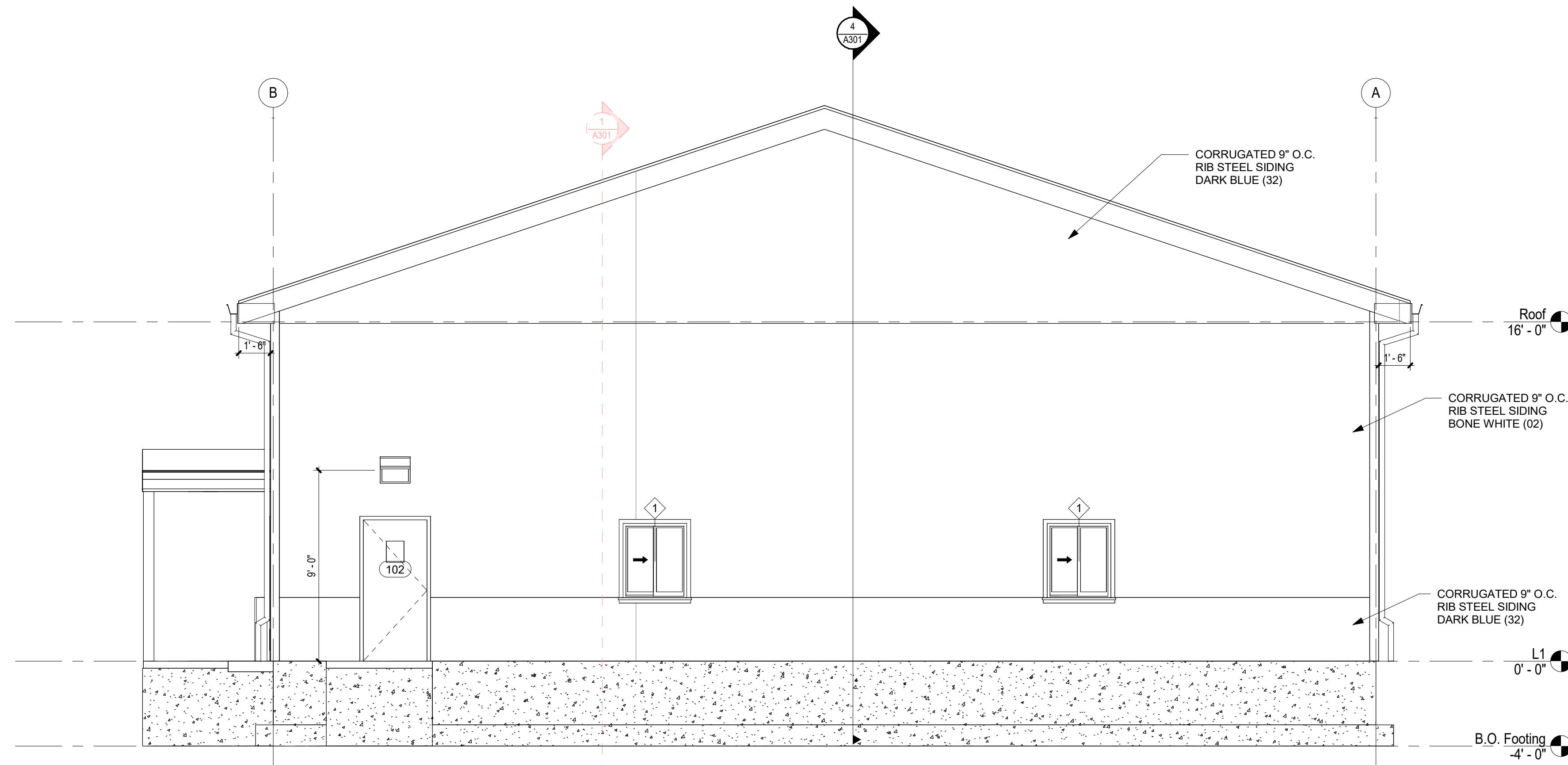
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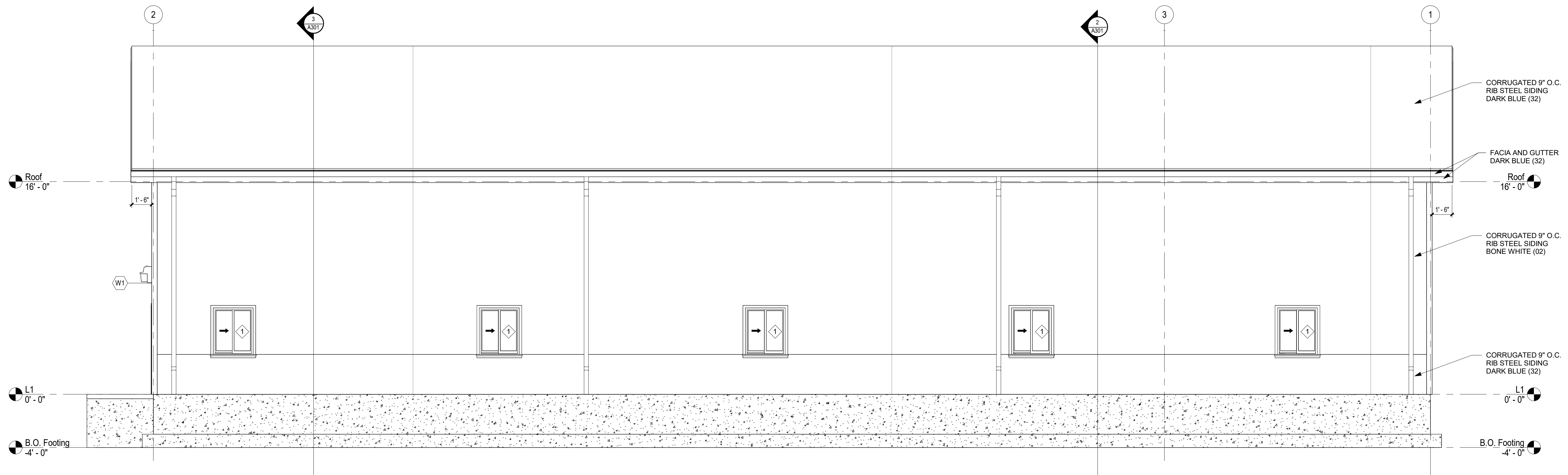
Date: _____
 Scale: 1/4" = 1'-0"
 Sheet Title

Architectural Floor Plans

Sheet Number
A101



2 East Architectural Building Elevation
SCALE: 1/4" = 1'-0"



1 North Architectural Building Elevation
SCALE: 1/4" = 1'-0"

**MCC UTILITY TECH
BUILDING**
106 COLLEGE DR
MARSHALLTOWN, IA 50158

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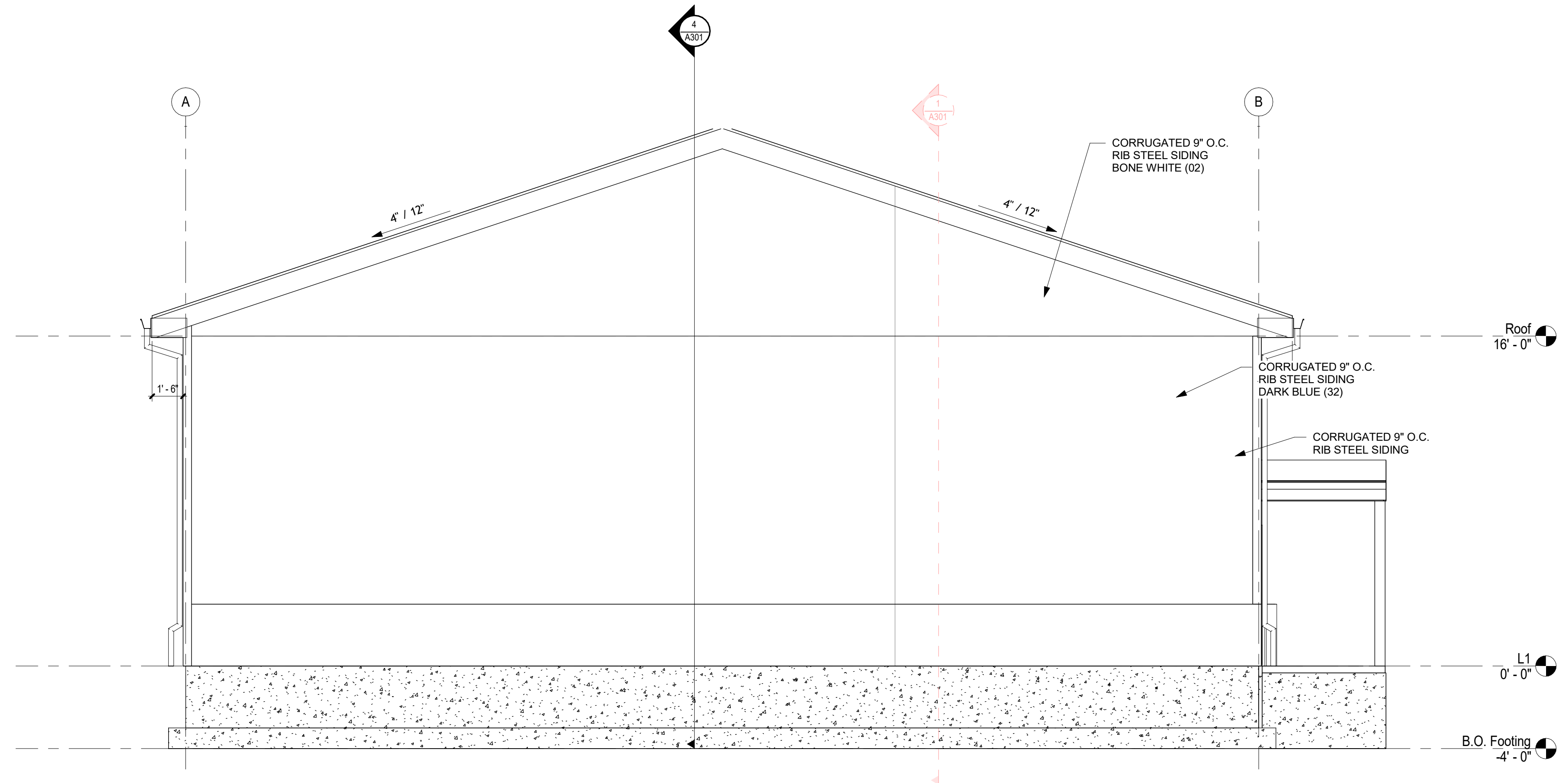
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Date: 8/25/25
Scale: 1/4" = 1'-0"
Sheet Title

Architectural
Elevations - Exterior

Sheet Number
A201



2 West Architectural Building Elevation

 SCALE: 1/4" = 1'-0"



1 South Architectural Building Elevation

 SCALE: 1/4" = 1'-0"

MCC UTILITY TECH BUILDING

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Date:

 Scale: 1/4" = 1'-0"

Sheet Title

Architectural Elevations - Exterior

Sheet Number

A202

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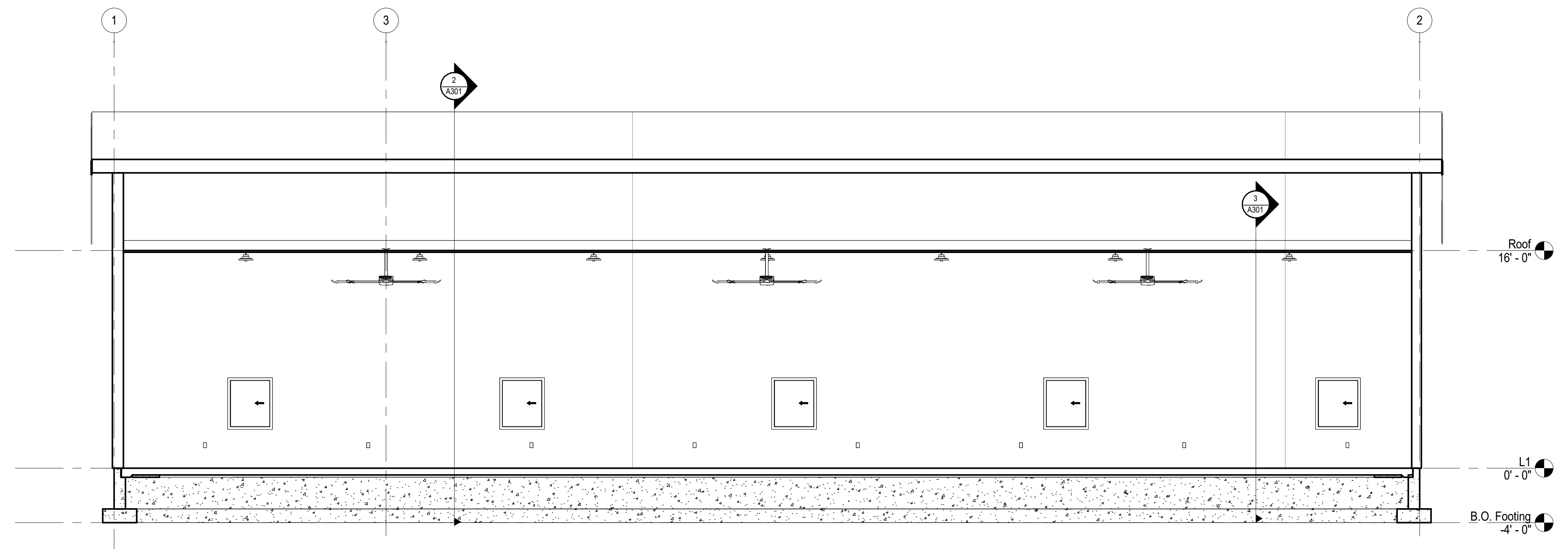
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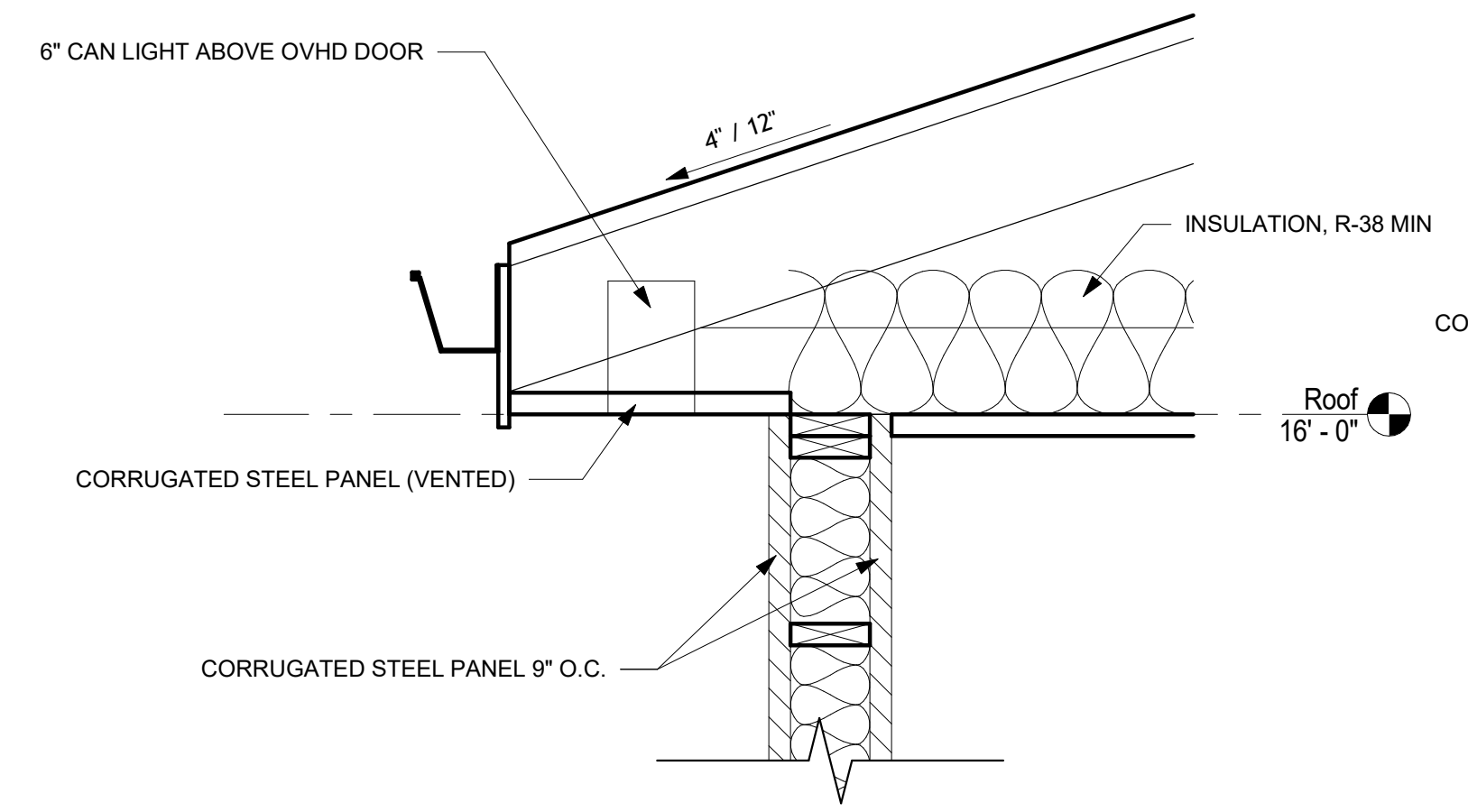
**Architectural
 Building Sections**

Sheet Number
A301

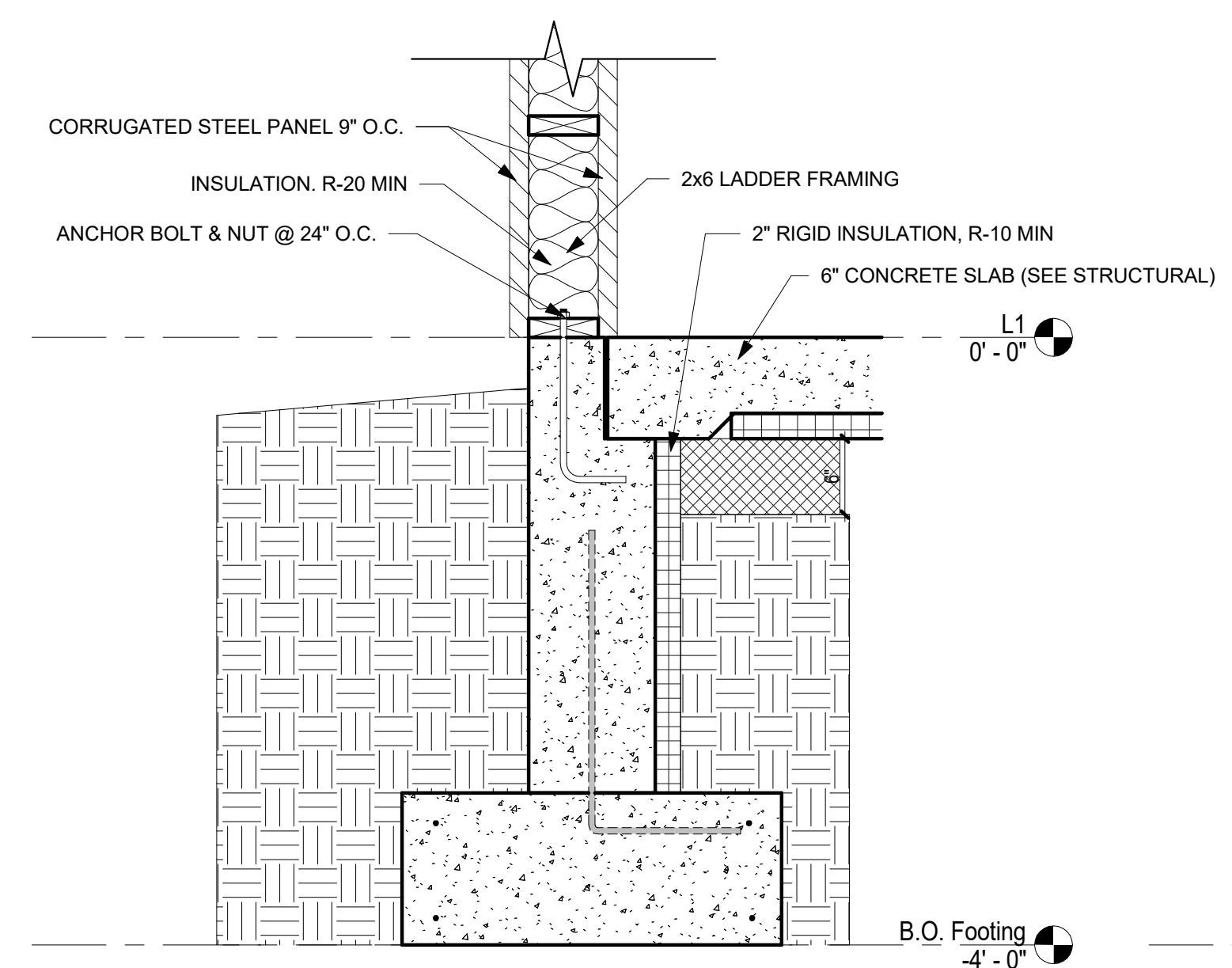
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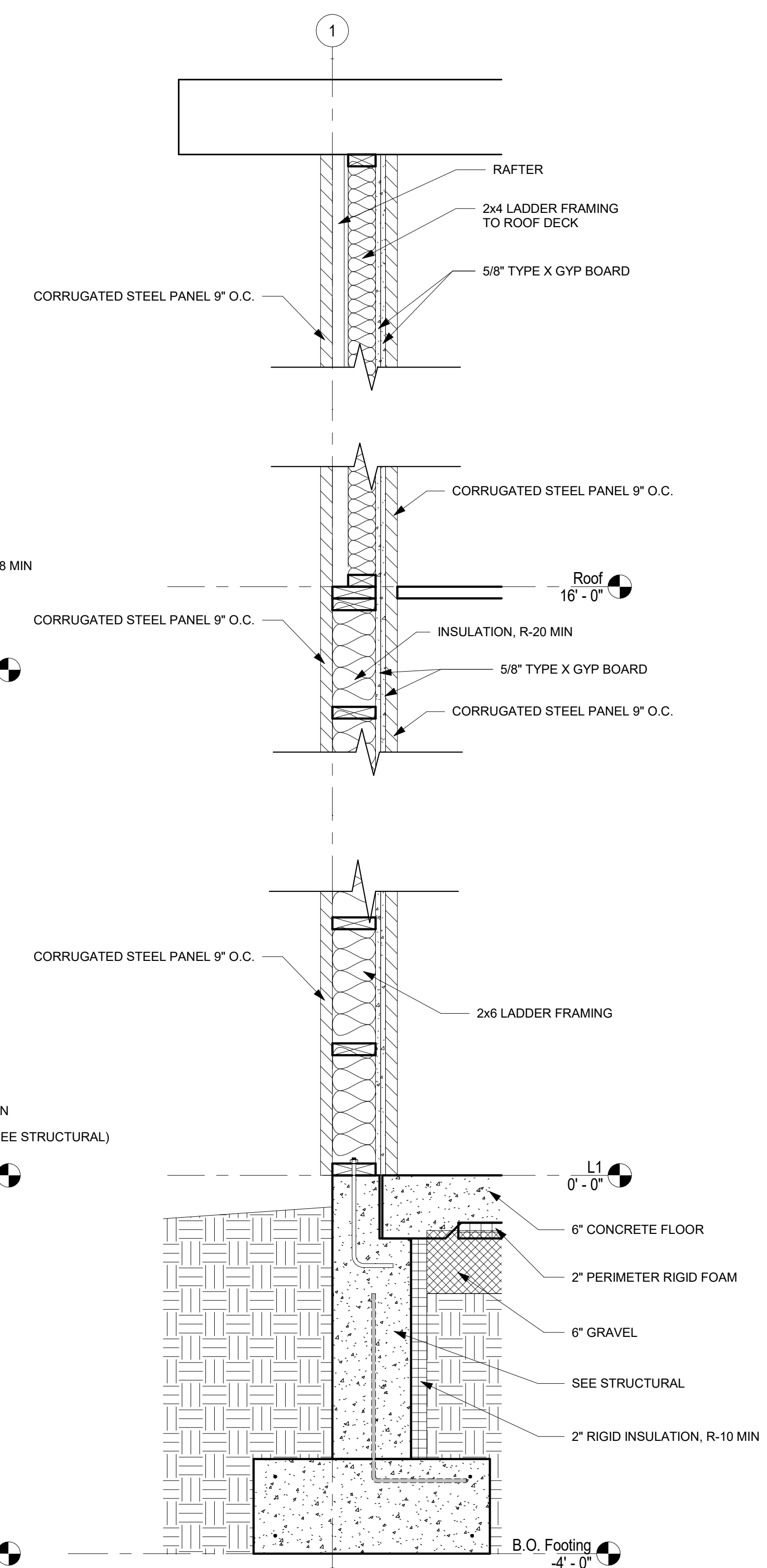
1 Section 1
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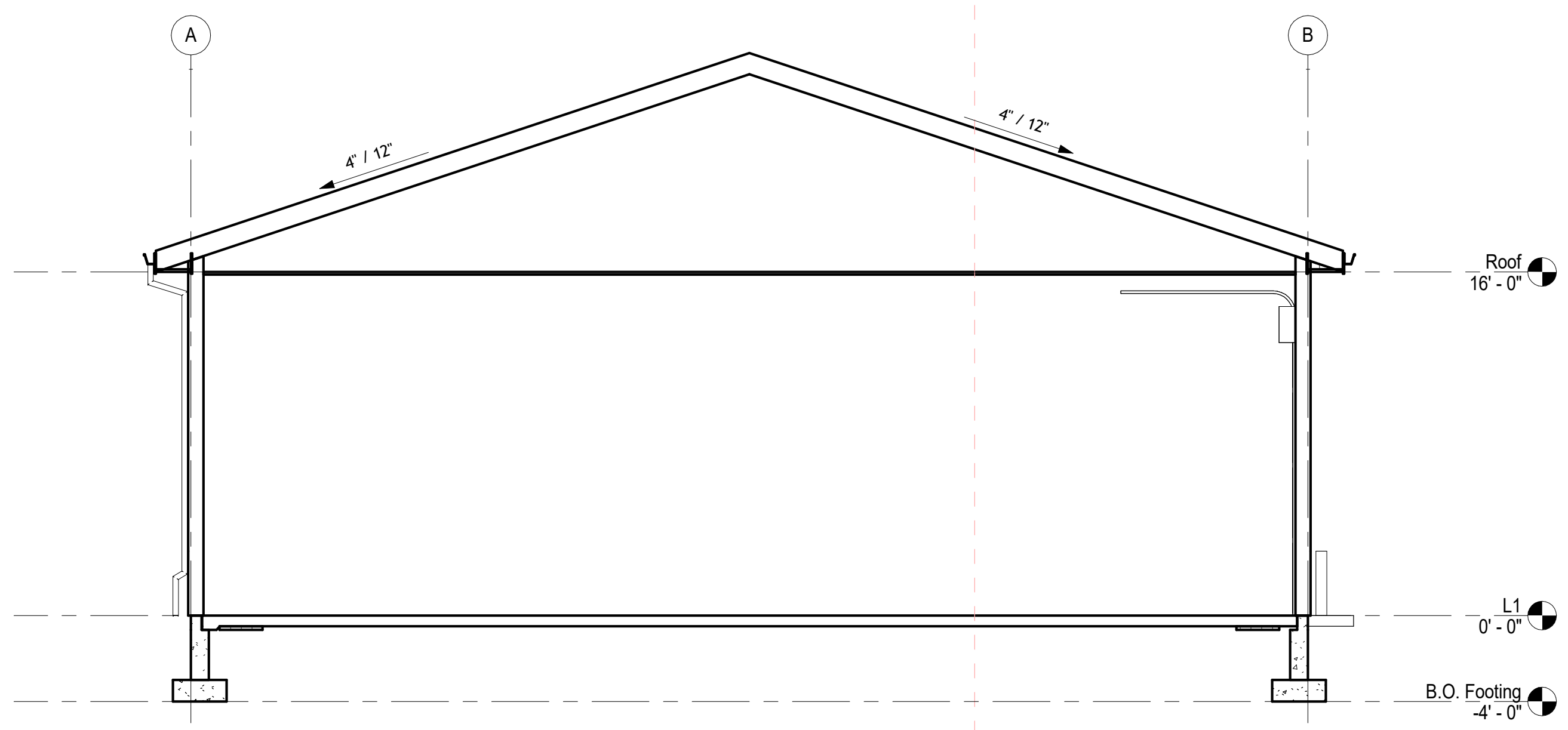
3 SECTION - WALL (TYP)
 SCALE: 1" = 1'-0"



4 SECTION - 2HR WALL
 SCALE: 1" = 1'-0"



2 SECTION 2
 SCALE: 3/16" = 1'-0"



2 Section 2
 SCALE: 3/16" = 1'-0"

**MCC UTILITY TECH
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 106 COLLEGE DR
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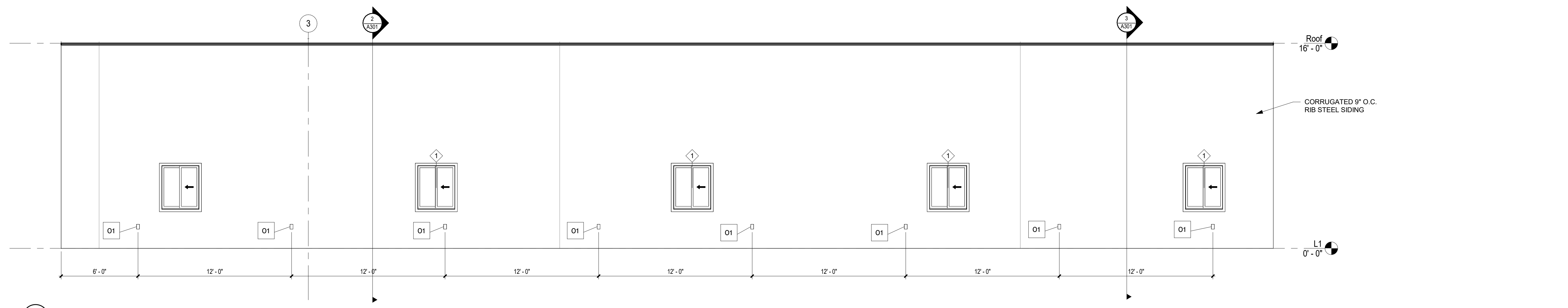
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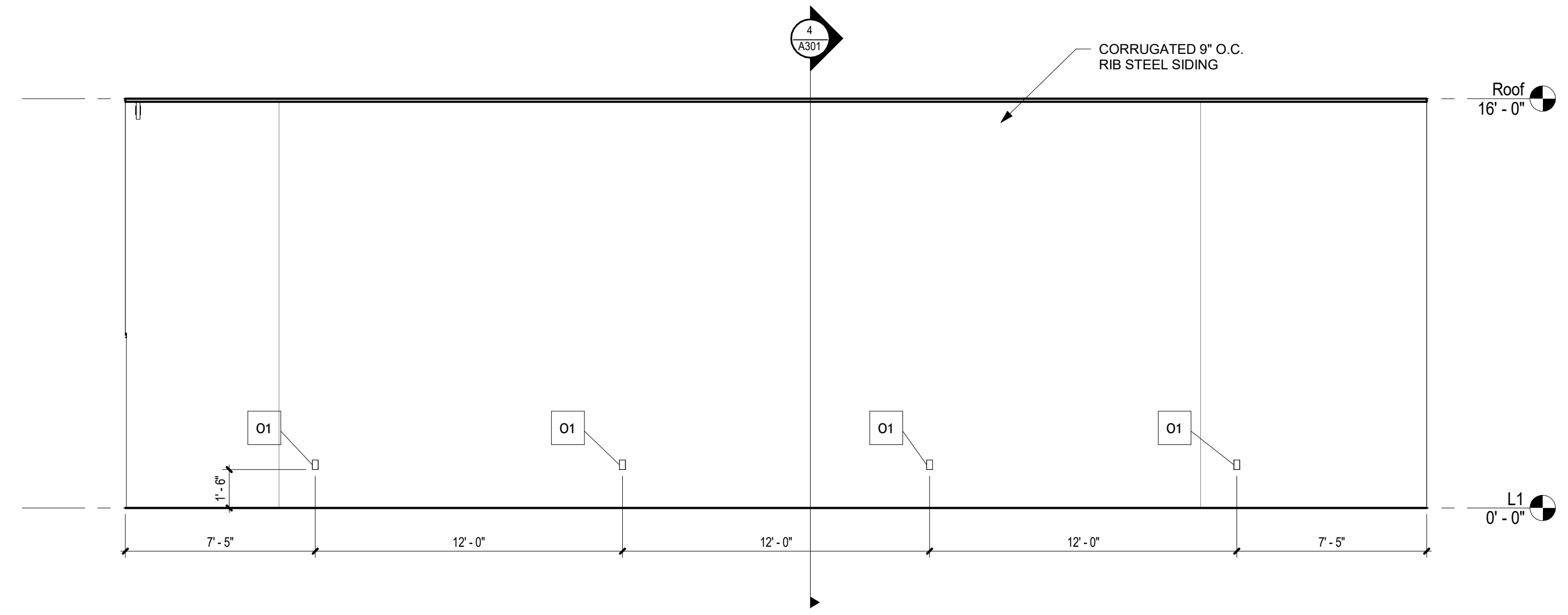
Sheet Title
**Architectural
Elevation - Interior**

Sheet Number
A401

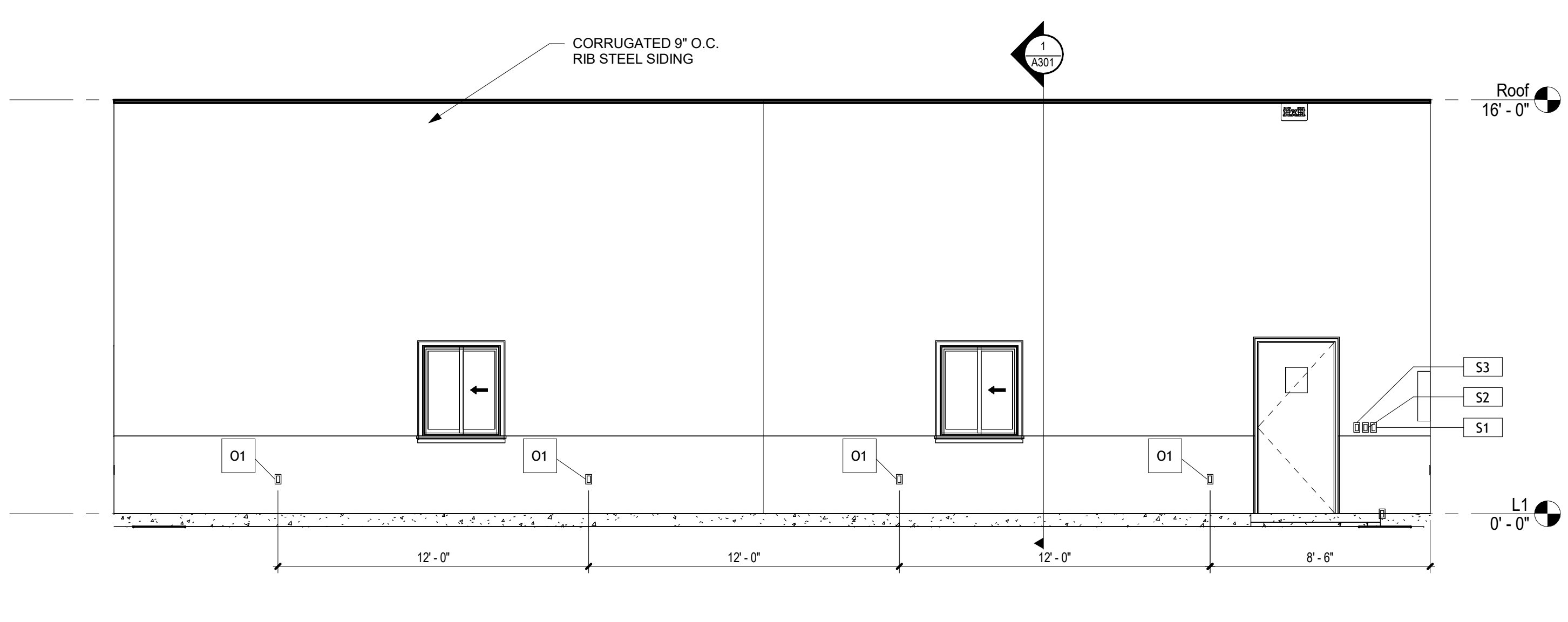
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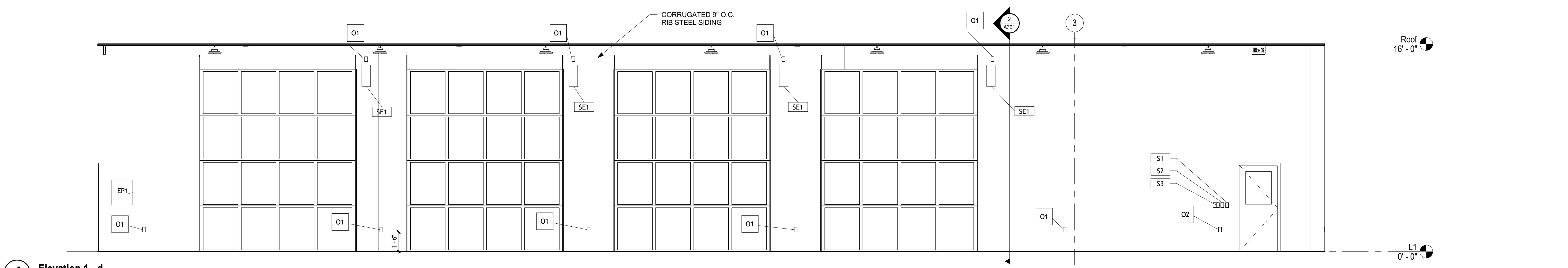
1 Elevation 1 - b
SCALE: 1/4" = 1'-0"



2 Elevation 1 - a
SCALE: 1/4" = 1'-0"



3 Elevation 1 - c
SCALE: 1/4" = 1'-0"



4 Elevation 1 - d
SCALE: 1/4" = 1'-0"

MCC UTILITY TECH

BUILDING

 106 COLLEGE DR

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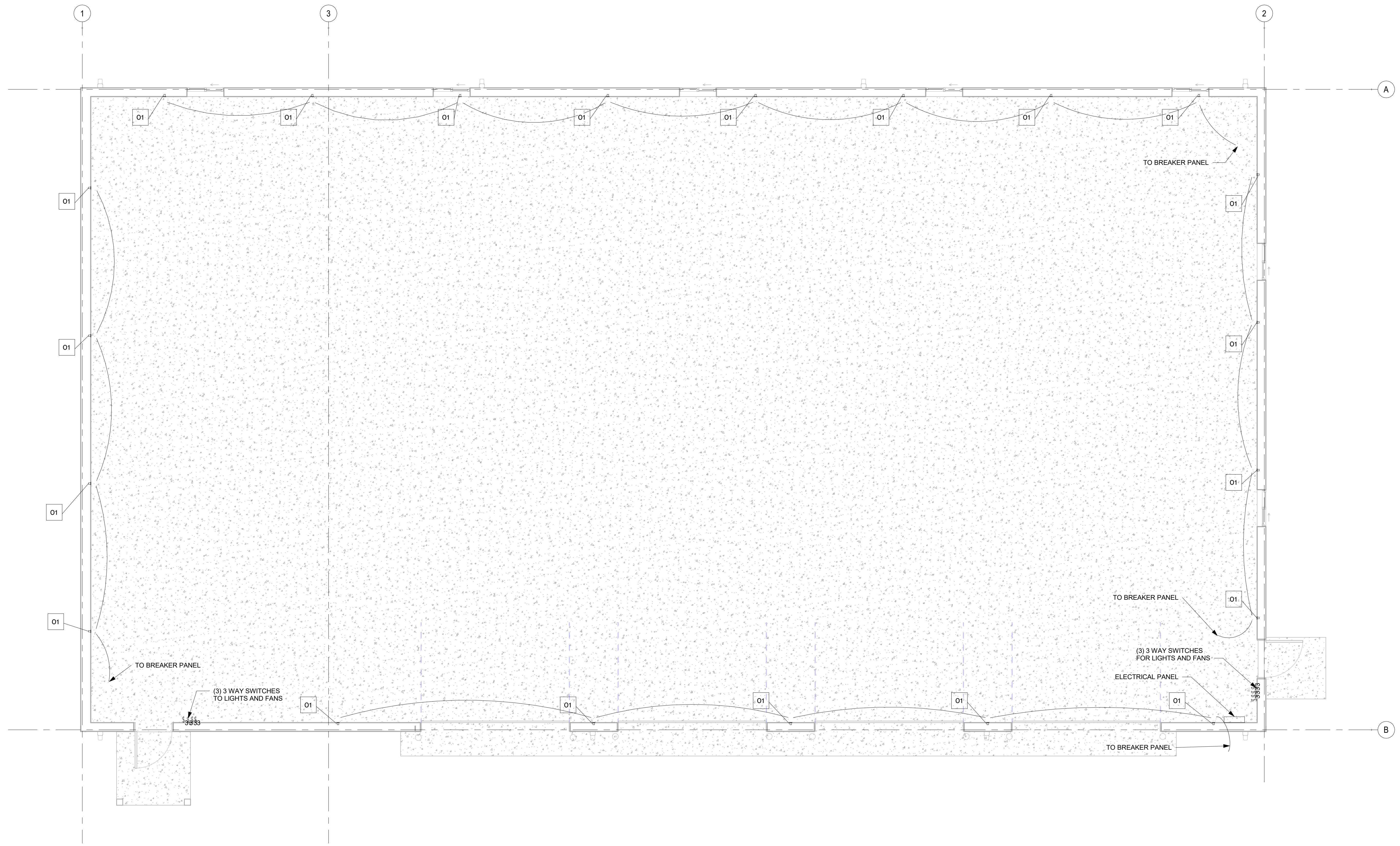
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Sheet Title

Ground Level Power Plans

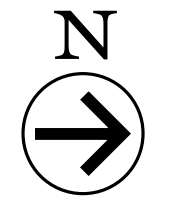
Sheet Number

E101



1 First Floor Power Plan

 SCALE: 1/4" = 1'-0"



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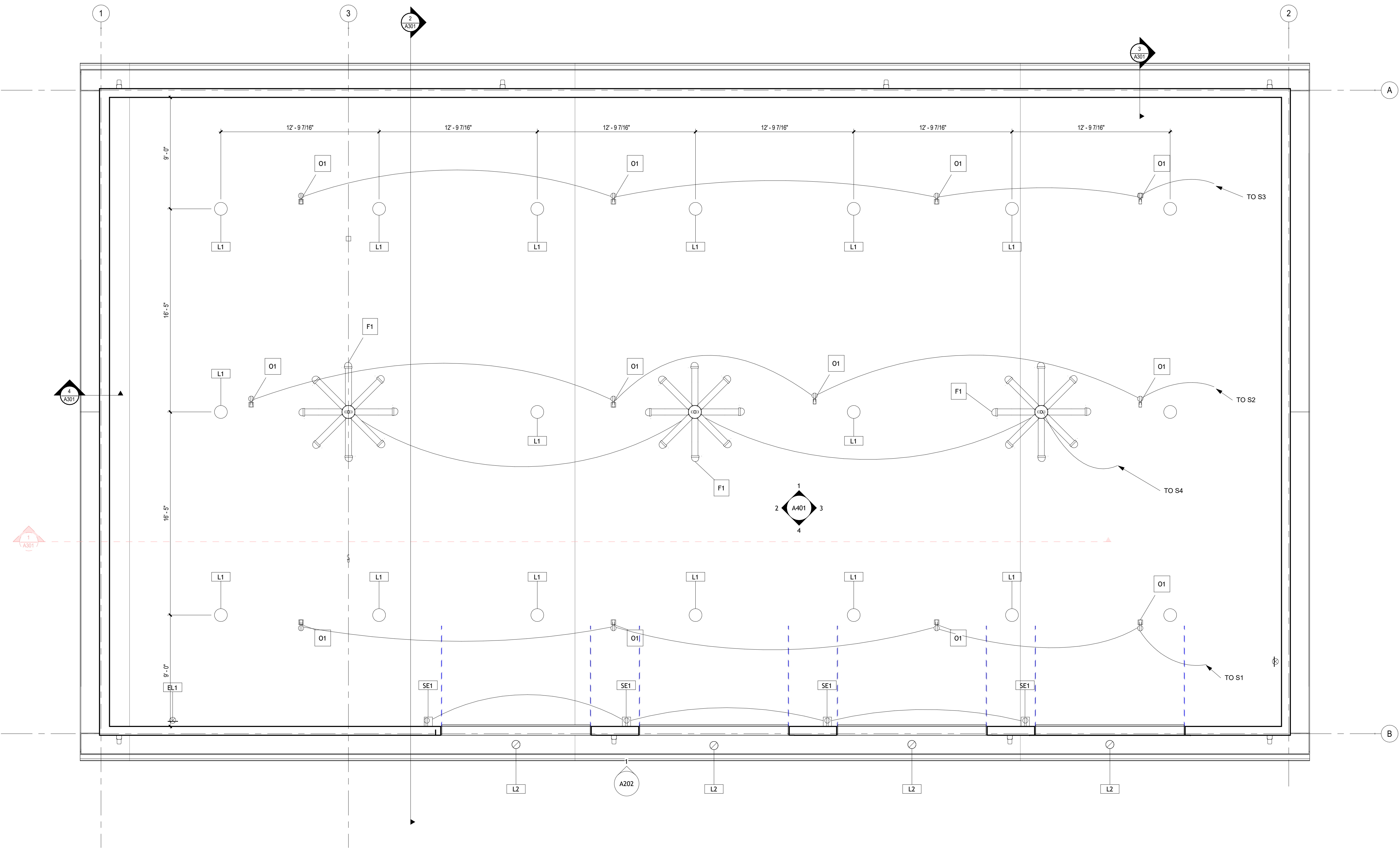
Sheet Title

Ceiling Power Plans

Sheet Number

E102

Current Date: 8/25/2025 1:43:22 PM



1 First Floor Ceiling Power Plan

 SCALE: 1/4" = 1'-0"