

**PLUM DESIGN SERVICES**

1100 SE ALICE'S ROAD, WAUKEE, IOWA 50263  
TELEPHONE 515 978 6260 FAX 515 978 6261

PLUM DESIGN SERVICE, INC. ASSUMES NO RESPONSIBILITY FOR STRUCTURAL OR DIMENSIONAL ERRORS OR OMISSIONS. WE ARE NOT A LICENSED ARCHITECT OR ENGINEER. THESE PLANS ARE PROVIDED ON AN "AS IS" BASIS AND IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER TO VERIFY AND CHECK ALL NOTES, DETAILS, ELEVATIONS, SECTIONS, AND FLOOR PLANS PRIOR TO CONSTRUCTION. THE CONTRACTOR AND/OR OWNER SHALL NOTIFY PLUM DESIGN SERVICE, INC. IMMEDIATELY IF ANY ERRORS OR OMISSION FOR POSSIBLE CORRECTION ARE IDENTIFIED PRIOR TO START OF CONSTRUCTION. NO WARRANTIES EXPRESS OR IMPLIED INCLUDING COMPLIANCE WITH THIS PLAN WITH APPLICABLE BUILDING CODES REQUIREMENTS ARE MADE.

**MEMBER**



AMERICAN INSTITUTE OF BUILDING DESIGN

Creating where people live

Element 119  
Stratford Crossing Light Industrial  
Lot 2 Plat 4  
Waukee, Iowa

PROJECT ID:  
PDS 4305

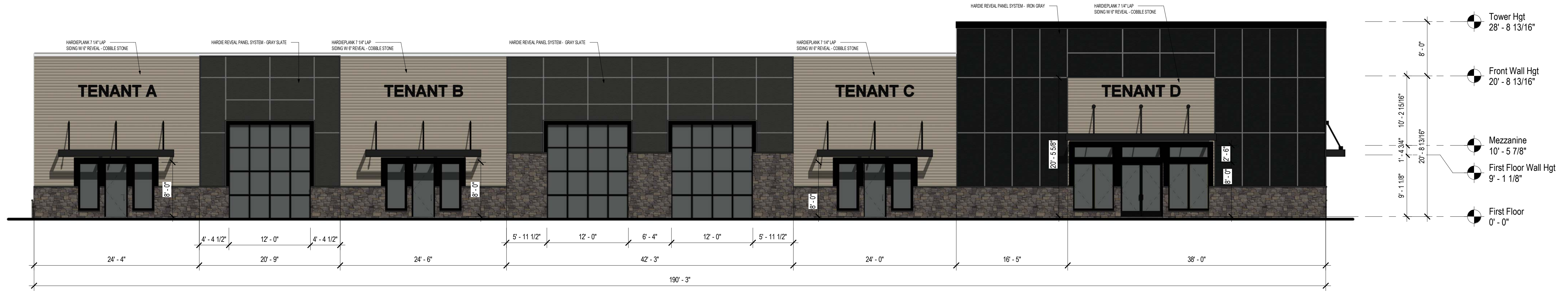
ISSUE DATE:  
DATE: 10-22-19  
DATE: 11-29-19  
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Cover Page

1/8" = 1'-0"

THIS PAGE IS INTENDED TO BE PRINTED ON 24"x36" PAPER TO BE TO SCALE

A0.1

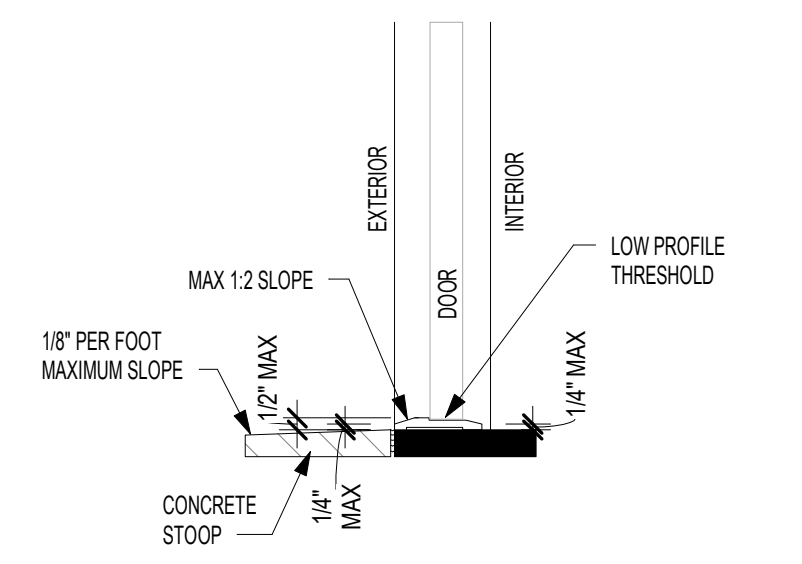


NOTES:  
 1. PAGE A2 IS PROVIDED FOR GENERAL REFERENCE. IT IS THE BUILDER/CONTRACTORS RESPONSIBILITY TO VERIFY AND COMPLY WITH ALL CURRENT CODES, ORDINANCES, AND/OR LAWS GOVERNING THIS PROJECT. REFER TO LOCAL JURISDICTION FOR ANY MODIFICATIONS AND/OR AMENDMENTS.

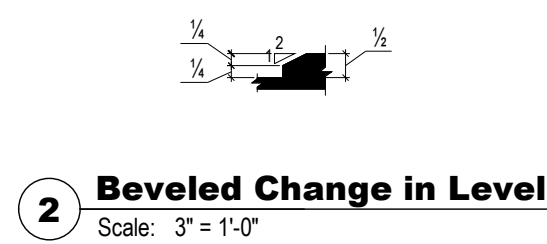
REFERENCE STANDARDS:  
 2010 AMERICAN WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN  
 2009 ACCESSIBLE AND USEABLE BUILDING AND FACILITIES (ICC A117.1-2009)

### CHAPTER 3-BUILDING BLOCKS

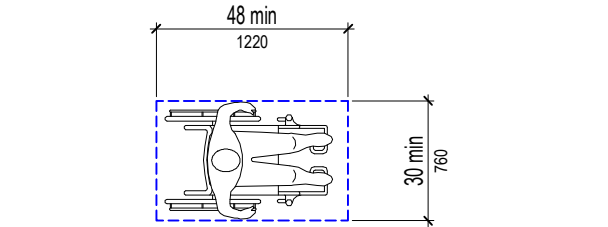
FLOOR OR GROUND SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT AND SHALL COMPLY WITH ADA/ANSI 302  
 CARPET OR CARPET TILE SHALL COMPLY WITH ADA/ANSI 302.2  
 OPENING IN FLOORS OR GROUND SURFACES SHALL COMPLY WITH ADA/ANSI 302.3  
 CHANGES IN LEVEL SHALL COMPLY WITH ADA/ANSI 303



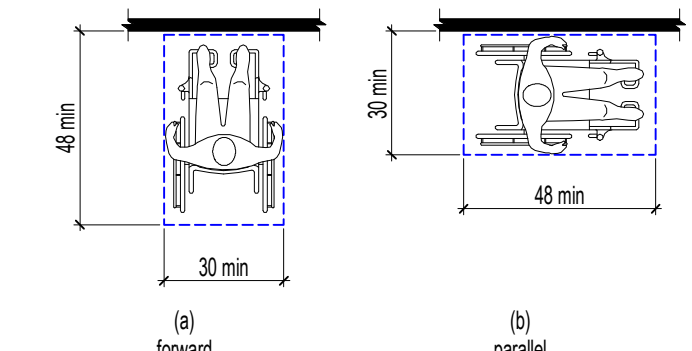
**1 Vertical Change in Level-Exterior Door**  
 Scale: 1/12" = 1'-0"



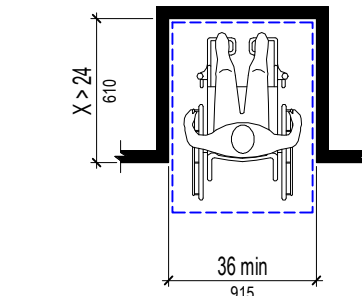
**2 Beveled Change in Level**  
 Scale: 3" = 1'-0"



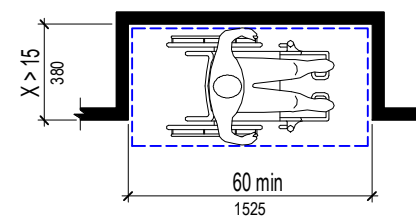
**3 Clear Floor or Ground Space**  
 Scale: 1/4" = 1'-0"



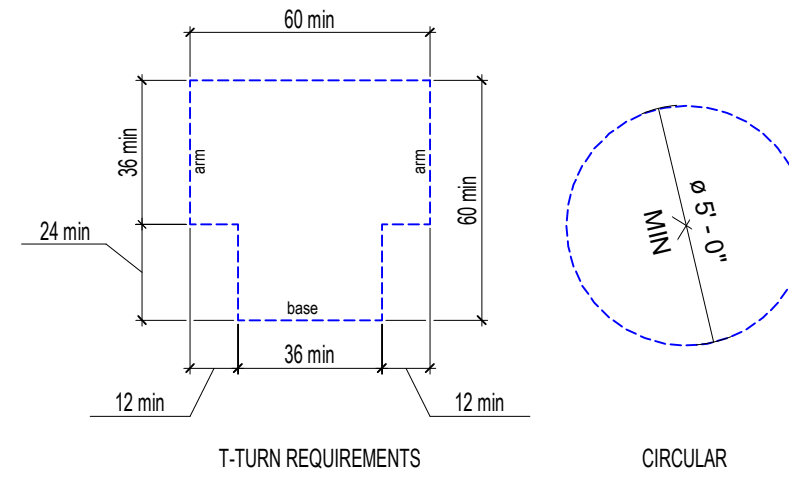
**4 Position of Clear Floor or Ground Space**  
 Scale: 1/4" = 1'-0"



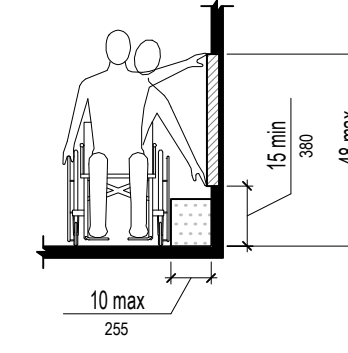
**5 Maneuvering Clearance in an Alcove, Forward Approach**  
 Scale: 1/4" = 1'-0"



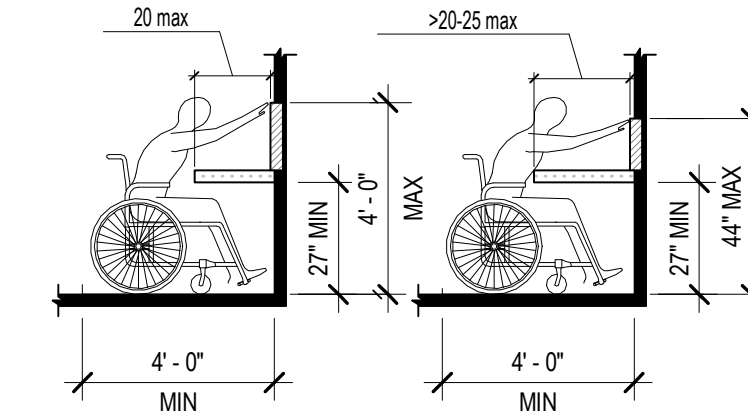
**6 Maneuvering Clearance in an Alcove, Parallel Approach**  
 Scale: 1/4" = 1'-0"



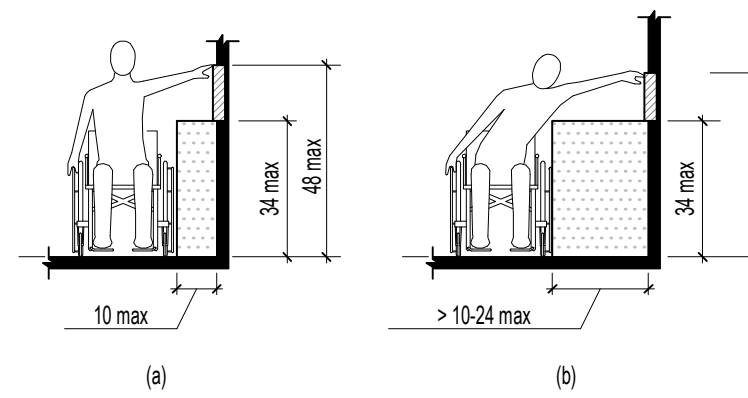
**7 Turning Space**  
 Scale: 1/4" = 1'-0"



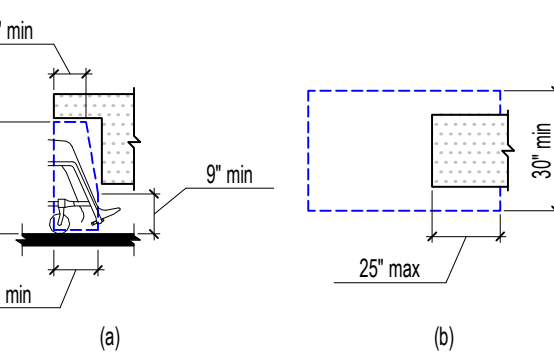
**8 Unobstructed Side Reach**  
 Scale: 1/4" = 1'-0"



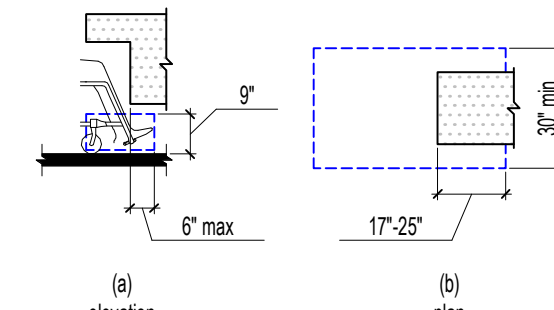
**9 Obstructed High Forward Reach**  
 Scale: 1/4" = 1'-0"



**10 Obstructed High Side Reach**  
 Scale: 1/4" = 1'-0"



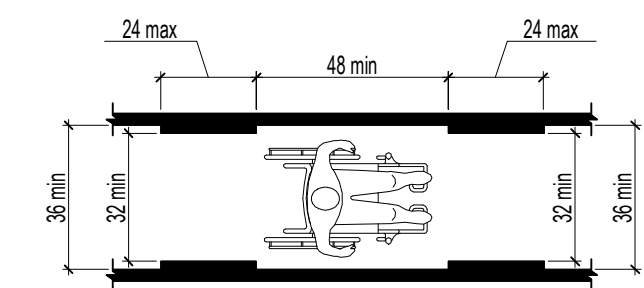
**11 Knee Clearance**  
 Scale: 1/4" = 1'-0"



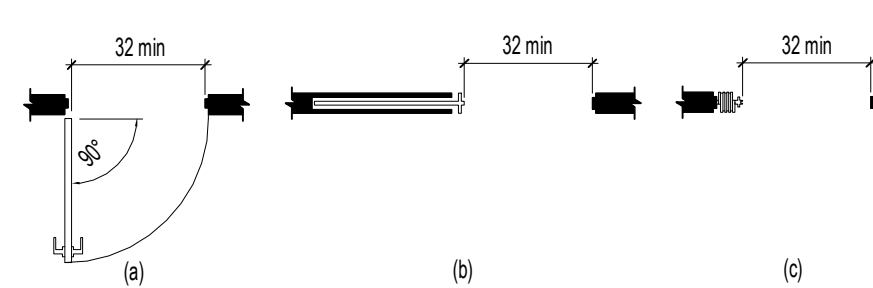
**12 Toe Clearance**  
 Scale: 1/4" = 1'-0"

### CHAPTER 4-ACCESSIBLE ROUTES

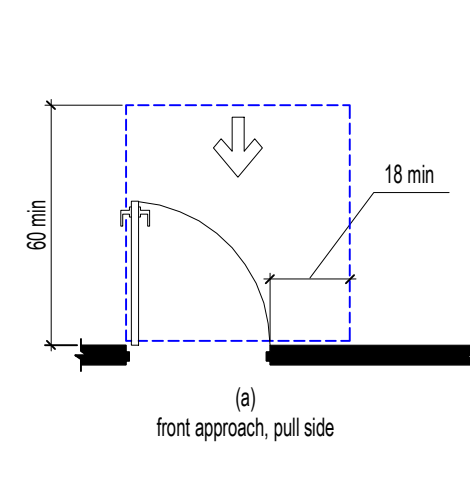
1. THRESHOLDS AT DOORWAYS SHALL BE 1/2" MAX IN HEIGHT. RAISED THRESHOLDS AND CHANGE IN LEVEL AT DOORWAYS SHALL COMPLY WITH ADA/ANSI 302 AND 302.2  
 2. DOOR HARDWARE- HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERABLE PARTS ON A DOOR AND GATES SHALL COMPLY WITH ADA/ANSI 308.4. OPERABLE PARTS OF SUCH SHALL BE 34" MINIMUM AND 48" MAXIMUM ABOVE FINISH FLOOR OR GROUND  
 3. DOOR CLOSURES SHALL COMPLY WITH ADA 404.2.8/ANSI 404.2.7



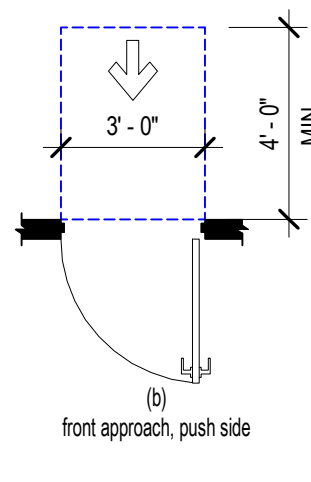
**13 Clear Width of an Accessible Route**  
 Scale: 1/4" = 1'-0"



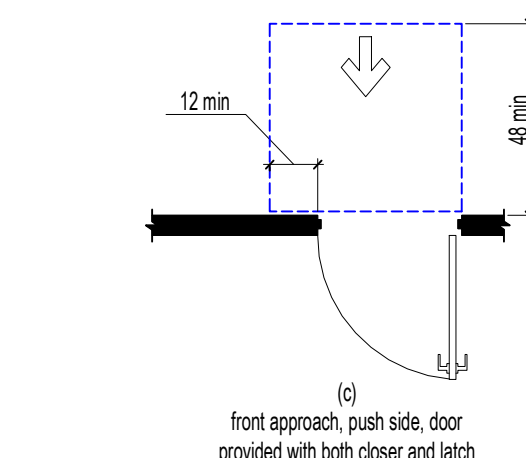
**14 Clear Width of Doorways**  
 Scale: 1/4" = 1'-0"



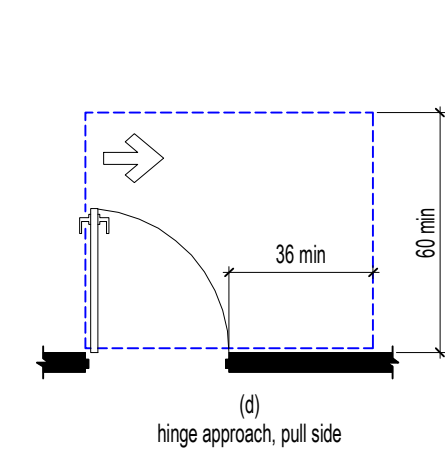
**15 Maneuvering Clearance at Manual Swinging Doors**  
 Scale: 1/4" = 1'-0"



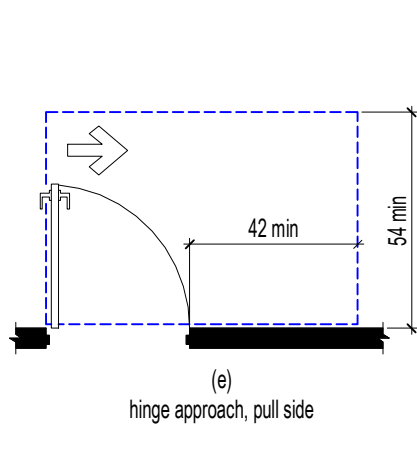
**16 Maneuvering Clearance at Manual Swinging Doors**  
 Scale: 1/4" = 1'-0"



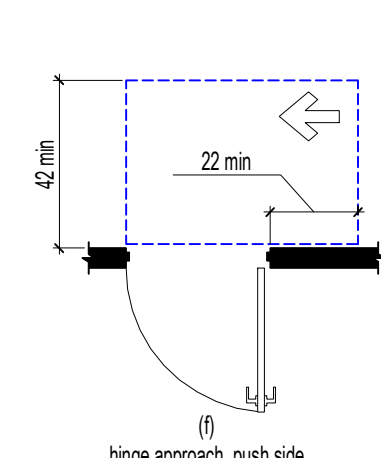
**17 Maneuvering Clearance at Manual Swinging Doors**  
 Scale: 1/4" = 1'-0"



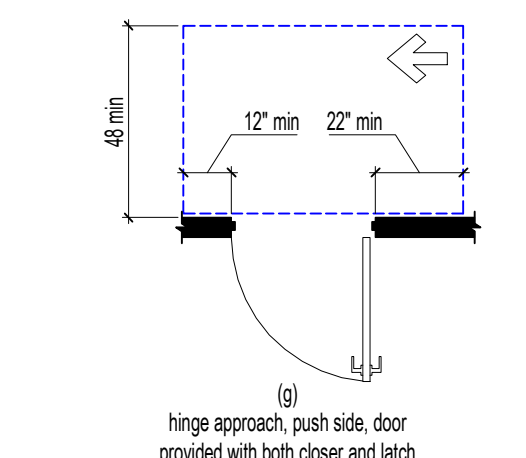
**18 Maneuvering Clearance at Manual Swinging Doors**  
 Scale: 1/4" = 1'-0"



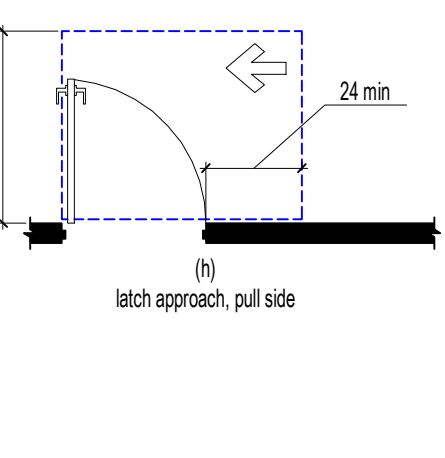
**19 Maneuvering Clearance at Manual Swinging Doors**  
 Scale: 1/4" = 1'-0"



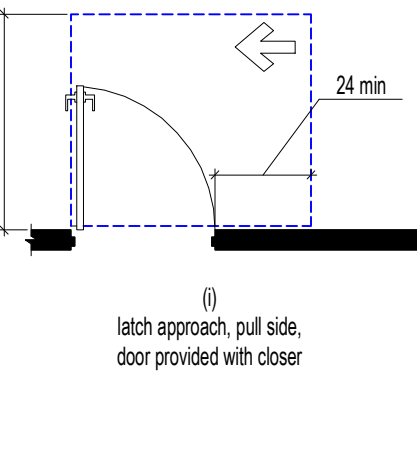
**20 Maneuvering Clearance at Manual Swinging Doors**  
 Scale: 1/4" = 1'-0"



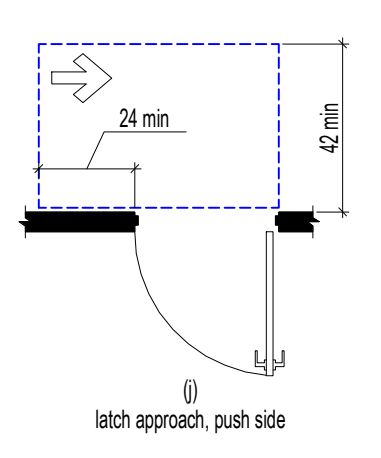
**21 Maneuvering Clearance at Manual Swinging Doors**  
 Scale: 1/4" = 1'-0"



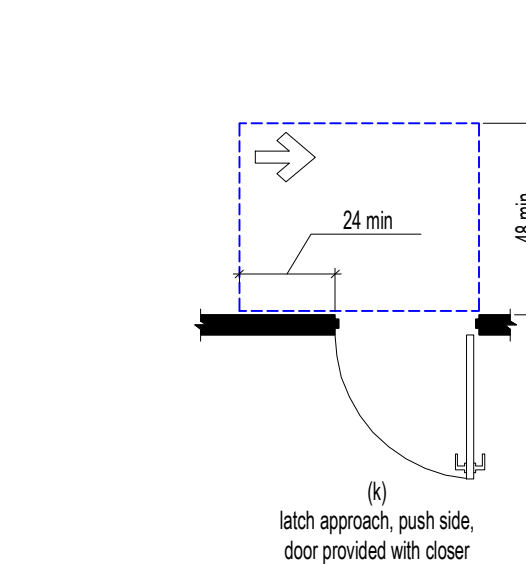
**22 Maneuvering Clearance at Manual Swinging Doors**  
 Scale: 1/4" = 1'-0"



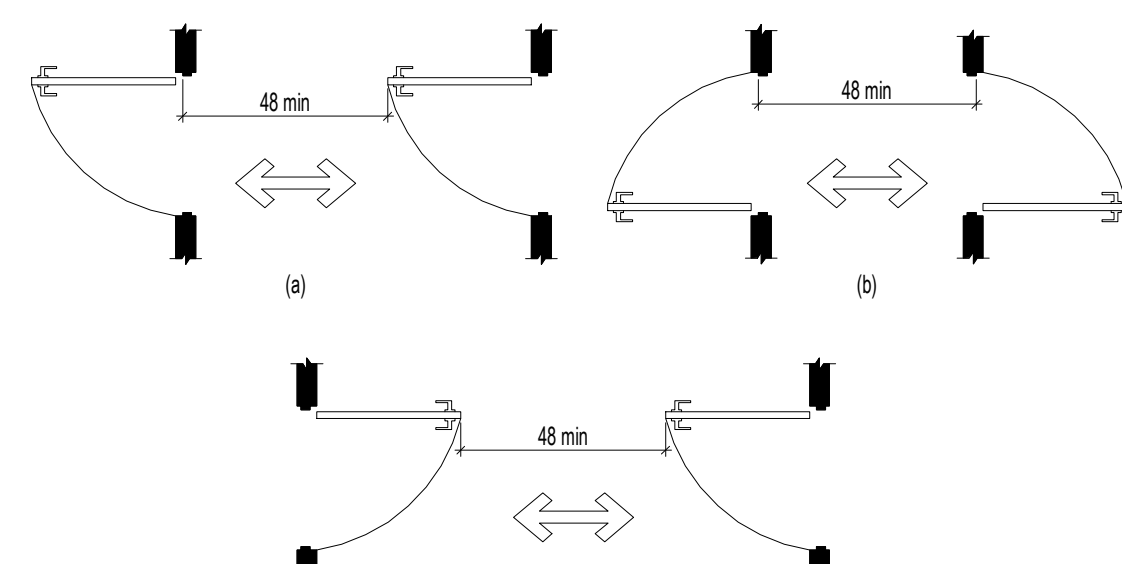
**23 Maneuvering Clearance at Manual Swinging Doors**  
 Scale: 1/4" = 1'-0"



**24 Maneuvering Clearance at Manual Swinging Doors**  
 Scale: 1/4" = 1'-0"

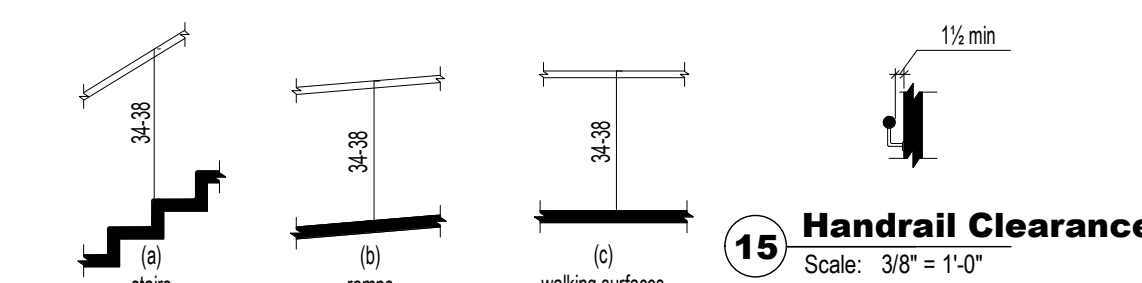


**25 Maneuvering Clearance at Manual Swinging Doors**  
 Scale: 1/4" = 1'-0"

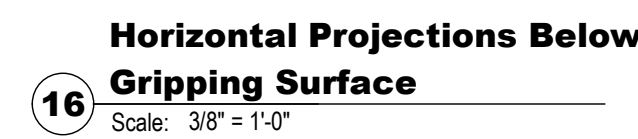


**26 Doors in Series and Gates in Series**  
 Scale: 1/4" = 1'-0"

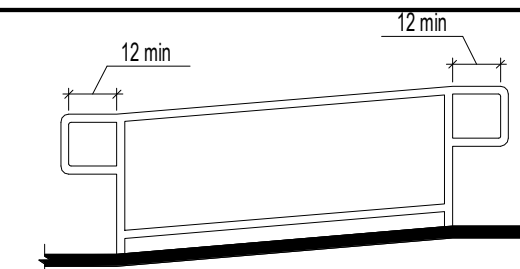
### CHAPTER 5 GENERAL SITE AND BUILDING ELEMENTS



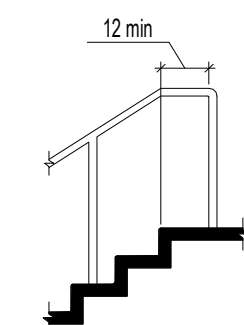
**27 Handrail Height**  
 Scale: 1/4" = 1'-0"



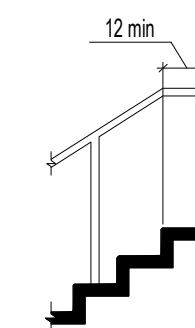
**28 Horizontal Projections Below Gripping Surface**  
 Scale: 3/8" = 1'-0"



**29 Top and Bottom Handrail Extension at Ramps**  
 Scale: 1/4" = 1'-0"

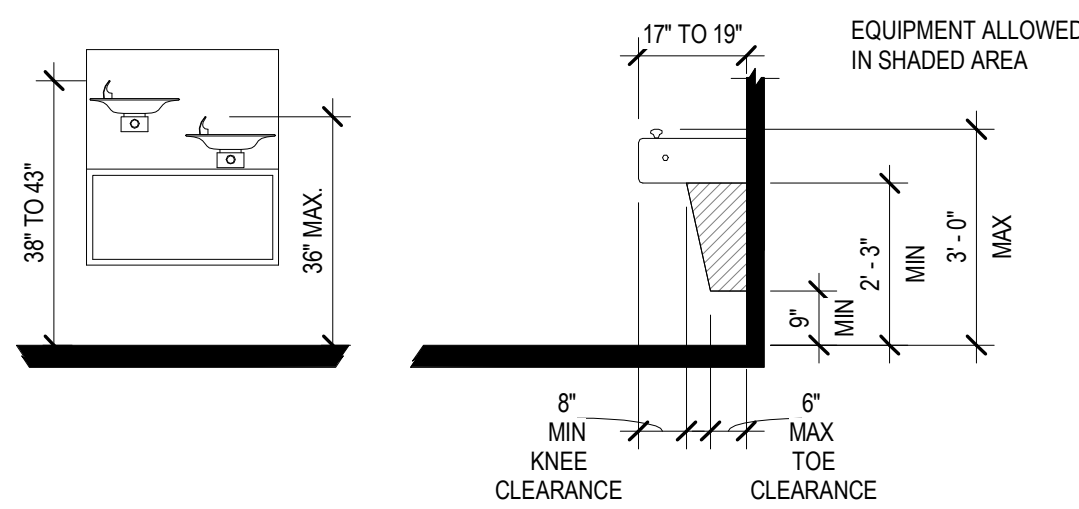


**30 Bottom Handrail Extension at Stairs**  
 Scale: 1/4" = 1'-0"

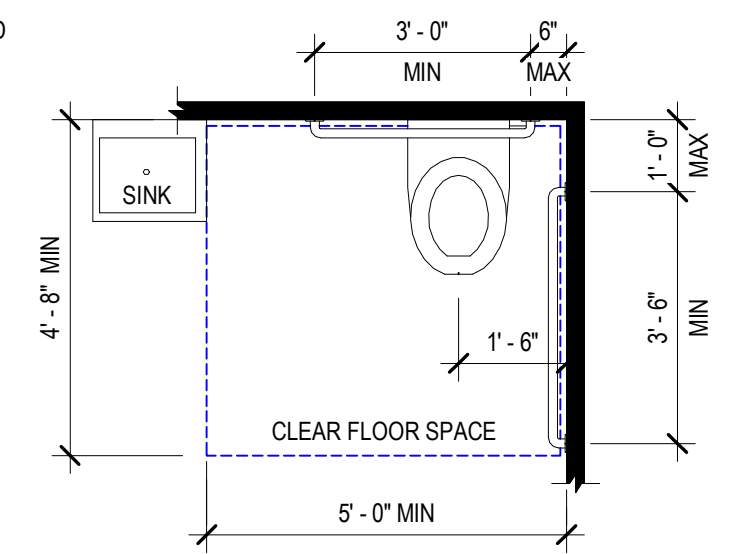


**31 Top Handrail Extension at Stairs**  
 Scale: 1/4" = 1'-0"

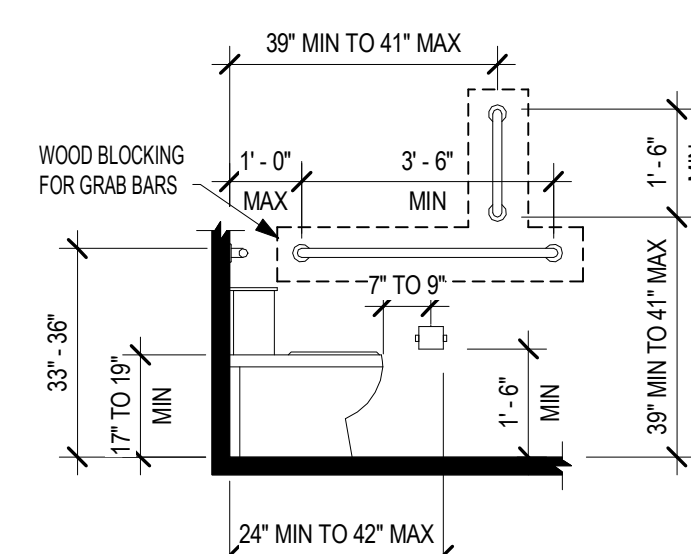
### CHAPTER 6 PLUMBING ELEMENTS- PUBLIC SPACES



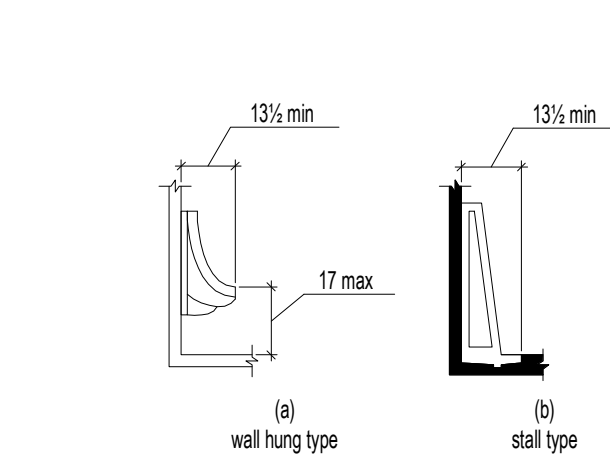
**32 Drinking Fountain Spout Location**  
 Scale: 3/8" = 1'-0"



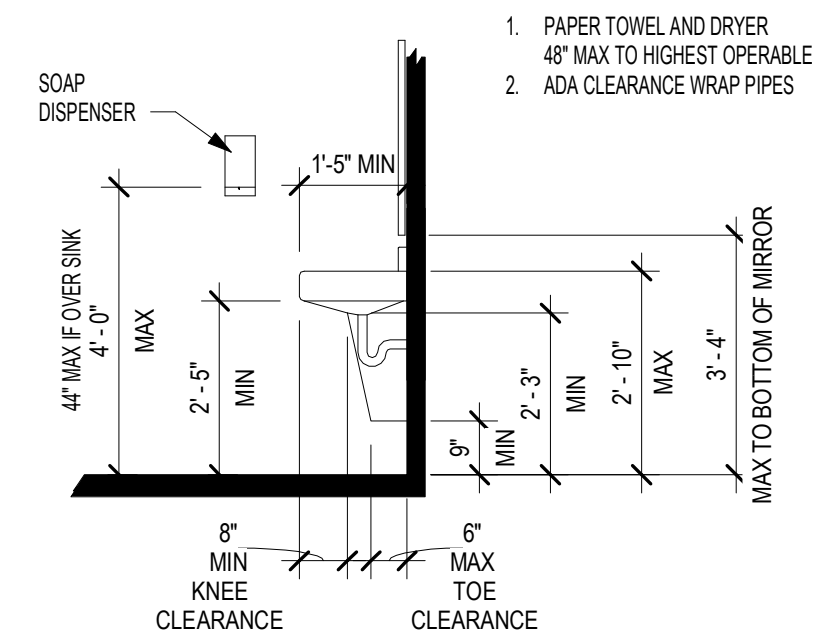
**33 SIZE & CLEARANCE OF WATER CLOSETS**  
 Scale: 3/8" = 1'-0"



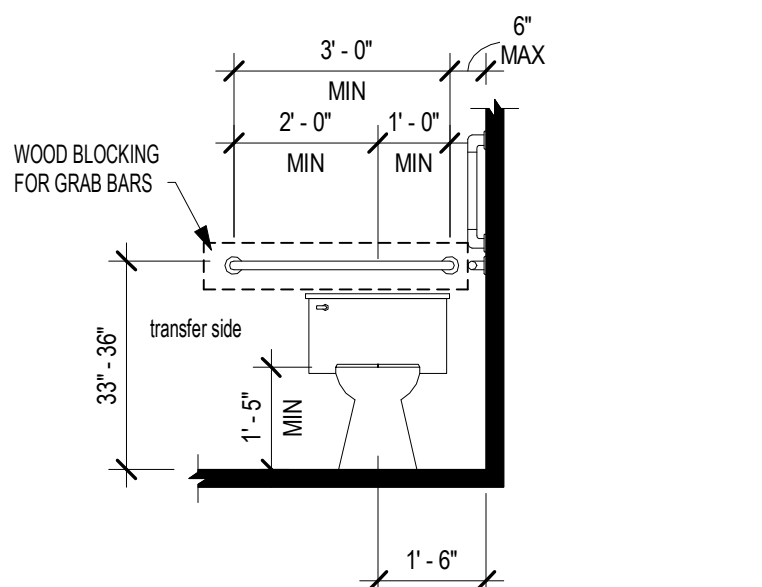
**34 Side Wall Grab Bar at Water Closets**  
 Scale: 3/8" = 1'-0"



**35 Height and Depth of Urinals**  
 Scale: 1/4" = 1'-0"



**36 Lavatories and Sink-Side View-Common-Public Areas**  
 Scale: 3/8" = 1'-0"



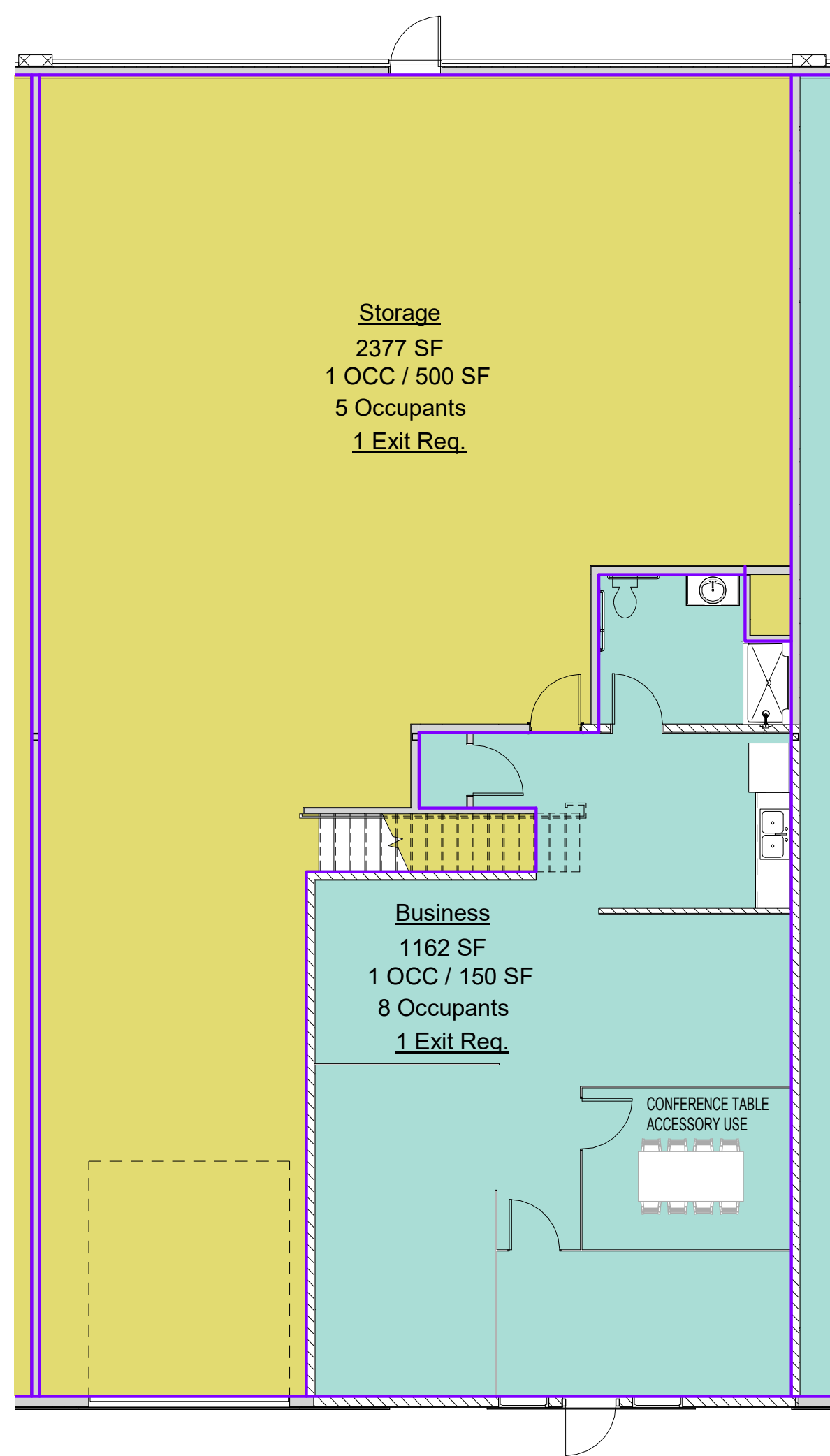
**37 Rear Wall Grab Bar at Water Closets**  
 Scale: 3/8" = 1'-0"

**OCCUPANT LOADS**

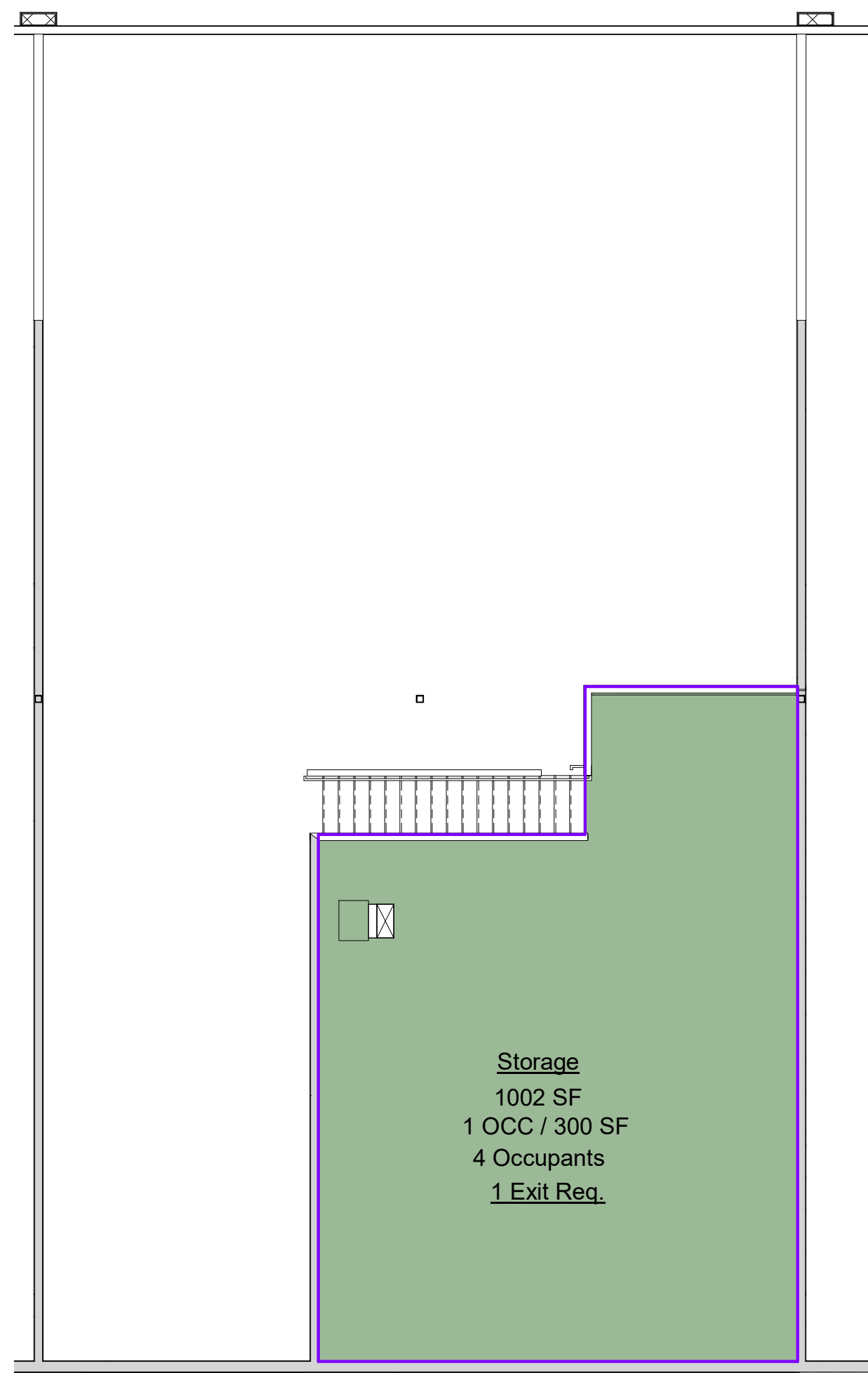
Occupant Load - Tenant 3						
Name	IBC Occupancy Type	Function of Space	Area	Floor Area Per Occupant	Net or Gross	Number of Occupants (Calculated)
First Floor						
Business	B (Business)	Business Area	1162 SF	150 SF	Gross	8
Storage	S-1 (Storage - Moderate Hazard)	Warehouses	2377 SF	500 SF	Gross	5
First Floor 2						
			3638 SF			13
Mezzanine						
Storage	S-1 (Storage - Moderate Hazard)	Accessory storage areas, mechanical equipment room	1002 SF	300 SF	Gross	4
			1002 SF			4
			4541 SF			17

IBC - SECTION 2902 - MINIMUM PLUMBING FACILITIES:

2902.2 SEPARATE FACILITIES: WHERE PLUMBING FIXTURES ARE REQUIRED, SEPARATE FACILITIES SHALL BE PROVIDED FOR EACH SEX.  
EXCEPTIONS: SEPARATE FACILITIES SHALL NOT BE REQUIRED IN BUSINESS OCCUPANCIES IN WHICH THE MAXIMUM OCCUPANT LOAD IS 25 OR FEWER.



**1** Tenant 3 - Main Floor - Occupant Load  
Scale: 1/8" = 1'-0"



**2** Tenant 3 - Mezzanine - Occupant Load  
Scale: 1/8" = 1'-0"

**Legend**

- Business Area
- Warehouses

**Legend**

- Accessory storage areas, mechanical equipment room

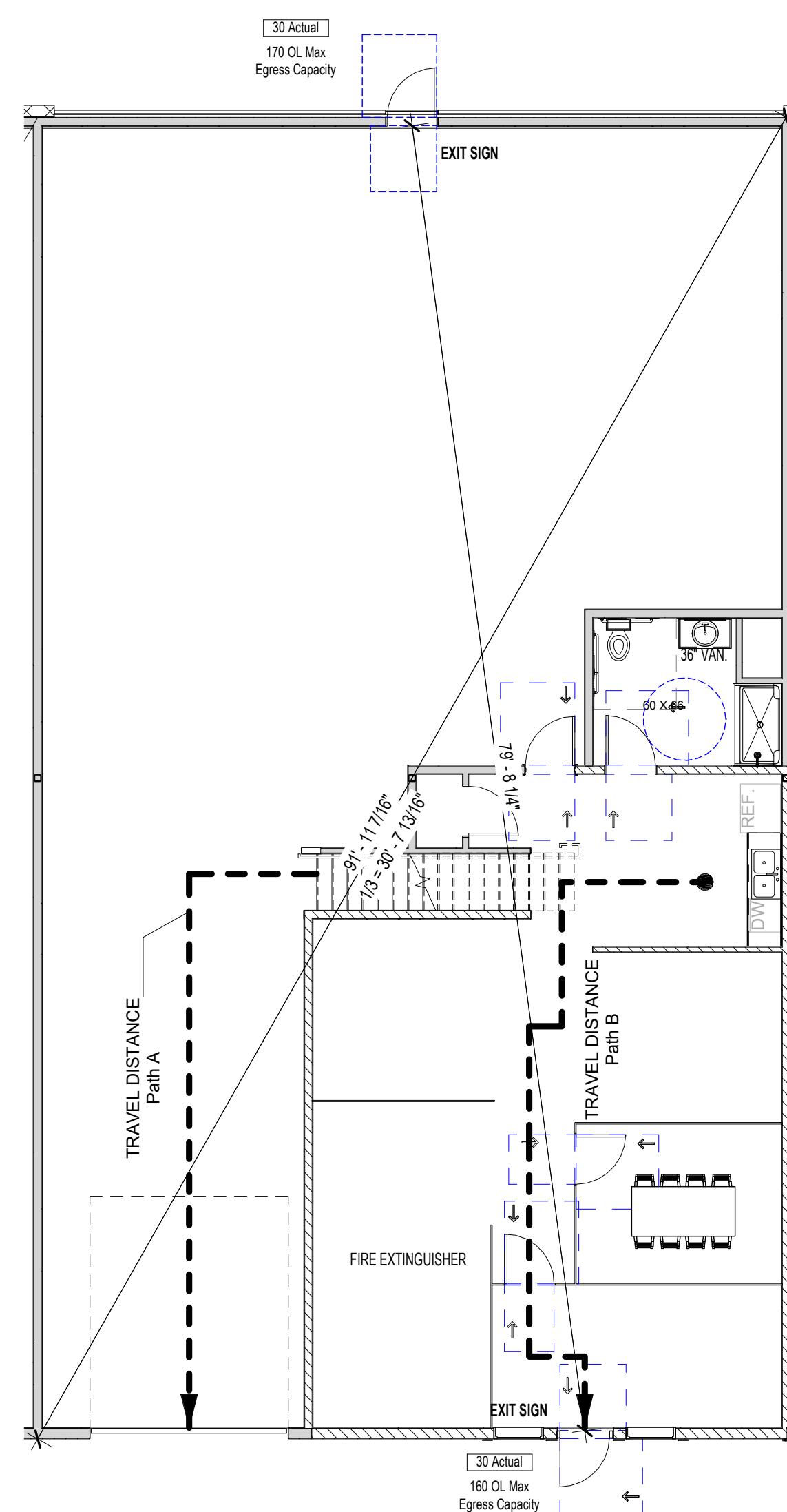
**EGRESS & ADA**

TOTAL TRAVEL EGRESS DISTANCE - TENANT 3		
Type	EXIT ROUTE	DISTANCE
3		
01 Start	Path A	21'-3"
02 Middle	Path A	61'-5"
03 End	Path A	33'-6"
		116'-2"
01 Start	Path B	4'-6"
02 Middle	Path B	38'-3"
03 End	Path B	4'-4"
		47'-3"

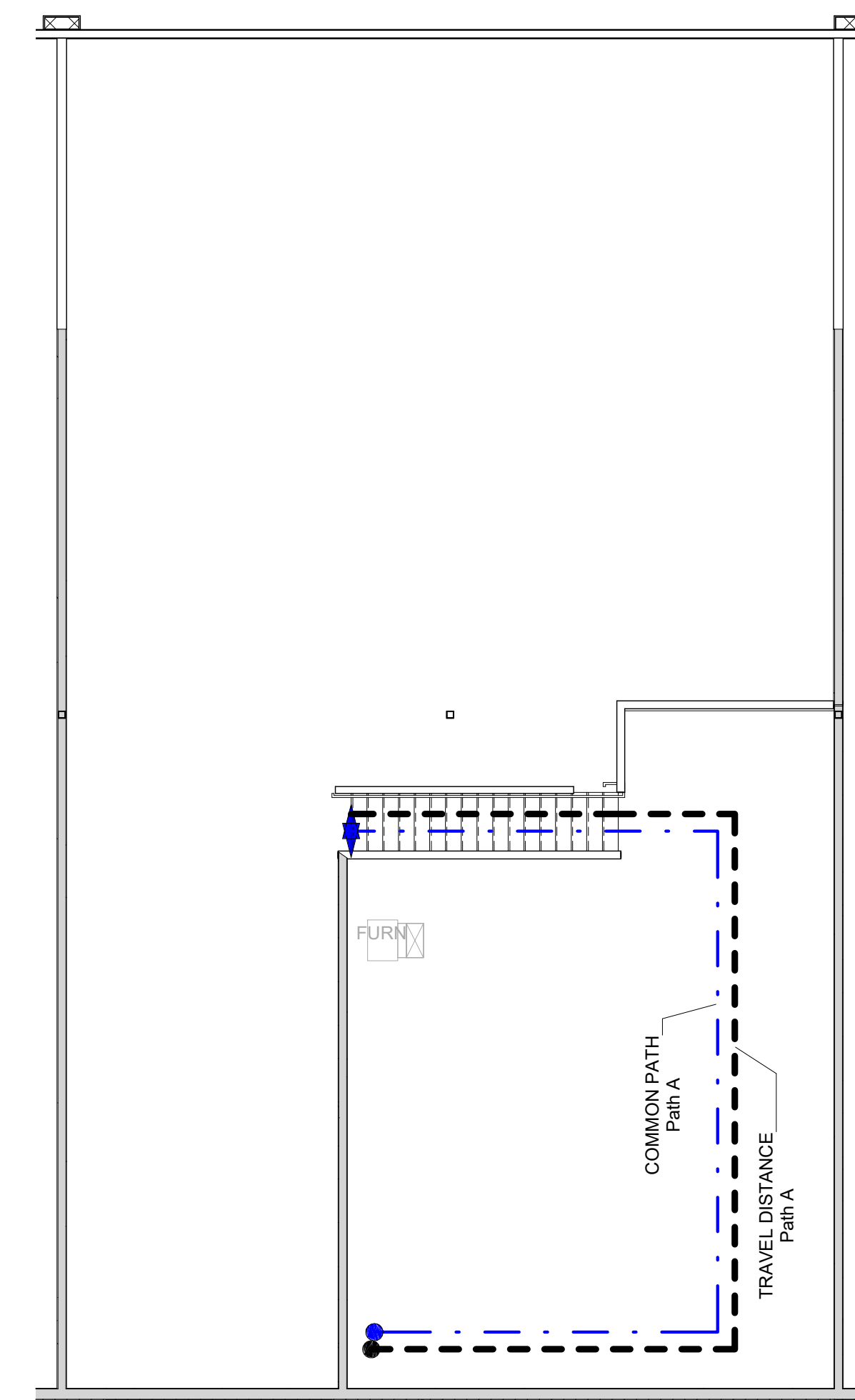
TOTAL COMMON PATH OF EGRESS TRAVEL - TENANT 3		
Type	EXIT ROUTE	DISTANCE
3		
01 Start	Path A	20'-11"
02 Middle	Path A	50'-8"
03 End	Path A	15'-7"
		86'-3"

COMMON PATH OF EGRESS TRAVEL- MAX. DISTANCE = 75 FEET  
EXIT ACCESS TRAVEL DISTANCE- MAX. DISTANCE= 250 FEET (SPRINKLER)  
EXIT ACCESS TRAVEL DISTANCE (B.W/ SPRINKLER) = 300 FT

- EXIT SIGNS PER SECTION 1013
- STAIR IDENTIFICATION PER SECTION 1023.9
- PROVIDE PORTABLE TYPE 2-A FIRE EXTINGUISHERS AS REQUIRED IN LIGHT LOW HAZARD AREAS TO MEET NFPA-10 AND THE FOLLOWING CONDITIONS:
  - MAXIMUM FLOOR AREA PER EXTINGUISHER IS 6,000 SF
  - MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER IS 75 FEET
  - CABINET TO BE RECESSED / MAINTAIN 1 HOUR RATING PARTITION RATING / NOT TO PROJECT MORE THAN 4" FROM THE FACE OF WALL
- PORTABLE 2-A RATED FIRE EXTINGUISHERS PER UNIT
- PROVIDE MEANS OF EGRESS ILLUMINATION AT MEANS OF EGRESS LOCATIONS (CORRIDORS AND STAIRS) IN ACCORDANCE WITH SECTION 1006.2 AND 1008.3
- SIGNAGE TO BE PROVIDED BY OWNER TO MEET CODE REQUIREMENTS



**3** First Floor - Egress & ADA - Tenant  
Scale: 1/8" = 1'-0"



**4** Mezzanine - Egress & ADA Clearance - Tenant 3  
Scale: 1/8" = 1'-0"



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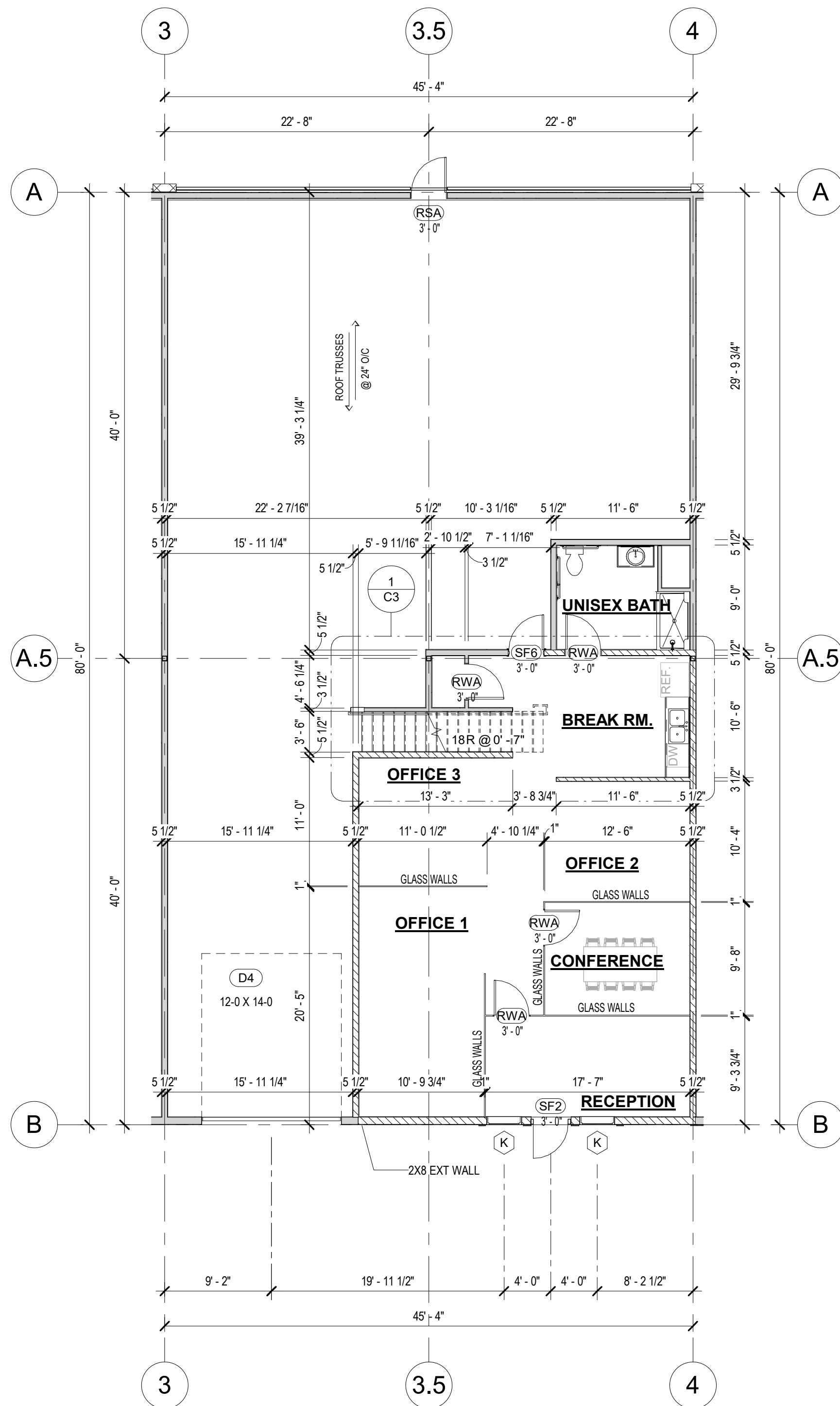
Code Review -  
Area &  
Occupancy  
1/8" = 1'-0"

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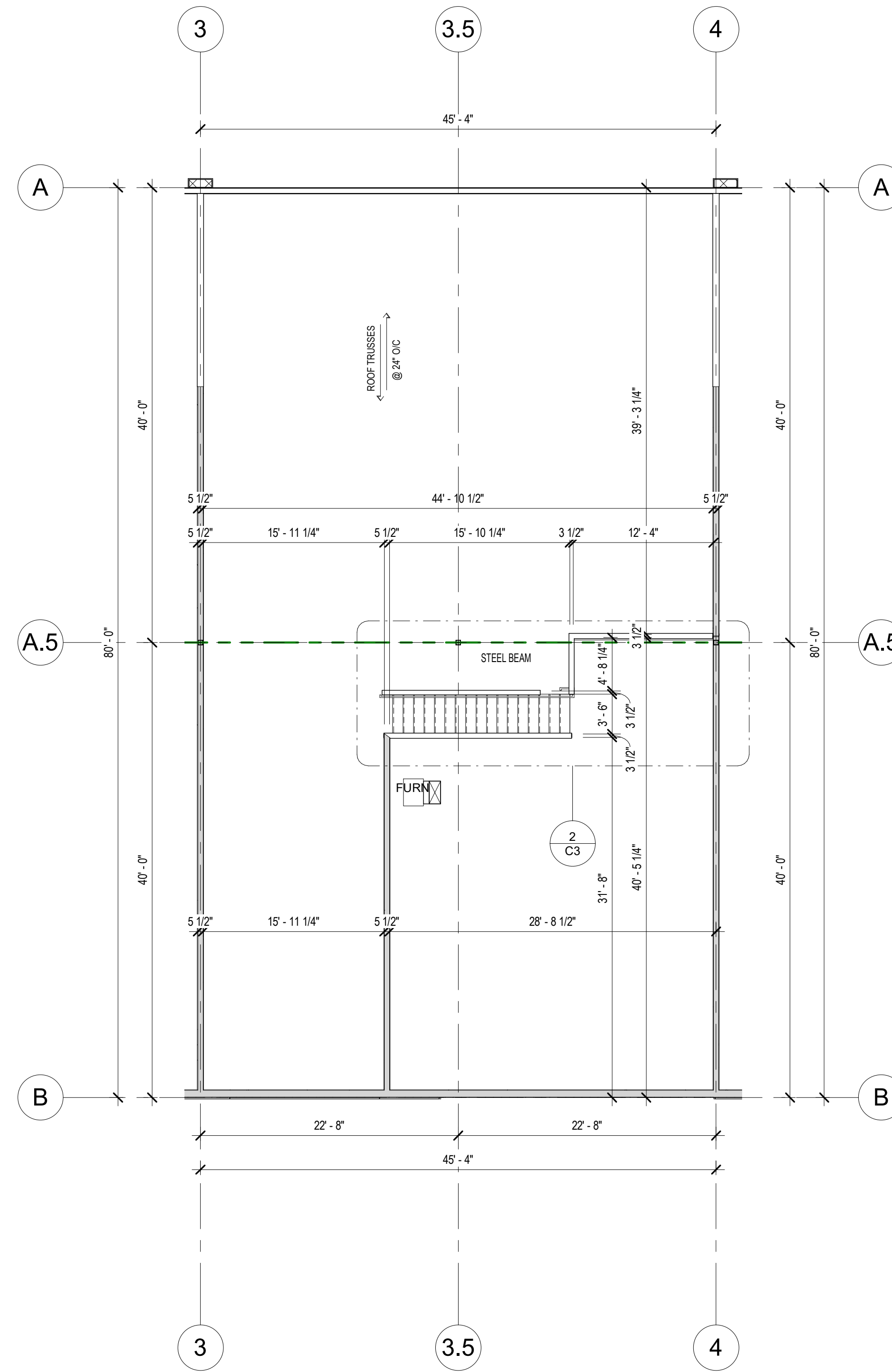
DOOR SCHEDULE - TENANT 3																
ID	QTY	NOMINAL SIZE	DOOR TYPE	ROUGH OPENINGS		FRAME				PANEL				HARDWARE GROUP	LEVEL	
				Width	Height	Aluminum	Insulated Metal	Wood	Rediframe	Threshold	FIRE RATING	Aluminum	Insul. Metal			Wood
D4	1	12-0 x 14-0	Overhead Garage Door	12'-3"	14'-1 1/2"										Overhead Garage Door	First Floor
RSA	1	3-0 x 6-8		3'-2 1/4"	6'-10 3/4"									Verify RO	First Floor	
RWA	3	3-0 x 6-8	Interior Standard	3'-2"	6'-10 1/2"										First Floor	
SF2	1		Storefront											Full	First Floor	
SF6	1	3-0 x 6-8	Rediframe	3'-1 1/4"	6'-9 1/4"					None	60 MIN				First Floor	

UNIT GROSS AREA SCHEDULE - TENANT 3	
NAME	SQ. FT.
Tenant 3	3627 SF
Grand total	3627 SF

- GENERAL CONSTRUCTION NOTES**
- 1) 2X6 WALLS ON ALL FLOORS UNLESS OTHERWISE NOTED. VERIFY ALL WALL HEIGHTS WITH PLANS.
  - 2) EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF MASONRY TO FACE OF MASONRY.
  - 3) INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.
  - 4) ALL HEADERS AND BEAMS ARE DROPPED BELOW DECK/PLATE UNLESS NOTED AS FLUSH.
  - 5) BLOCKING IN BATHROOMS FOR GRAB BARS REQUIRED IN ALL UNITS.



**1 First Floor - Tenant 3**  
Scale: 1/8" = 1'-0"



**2 Mezzanine - Tenant 3**  
Scale: 1/8" = 1'-0"

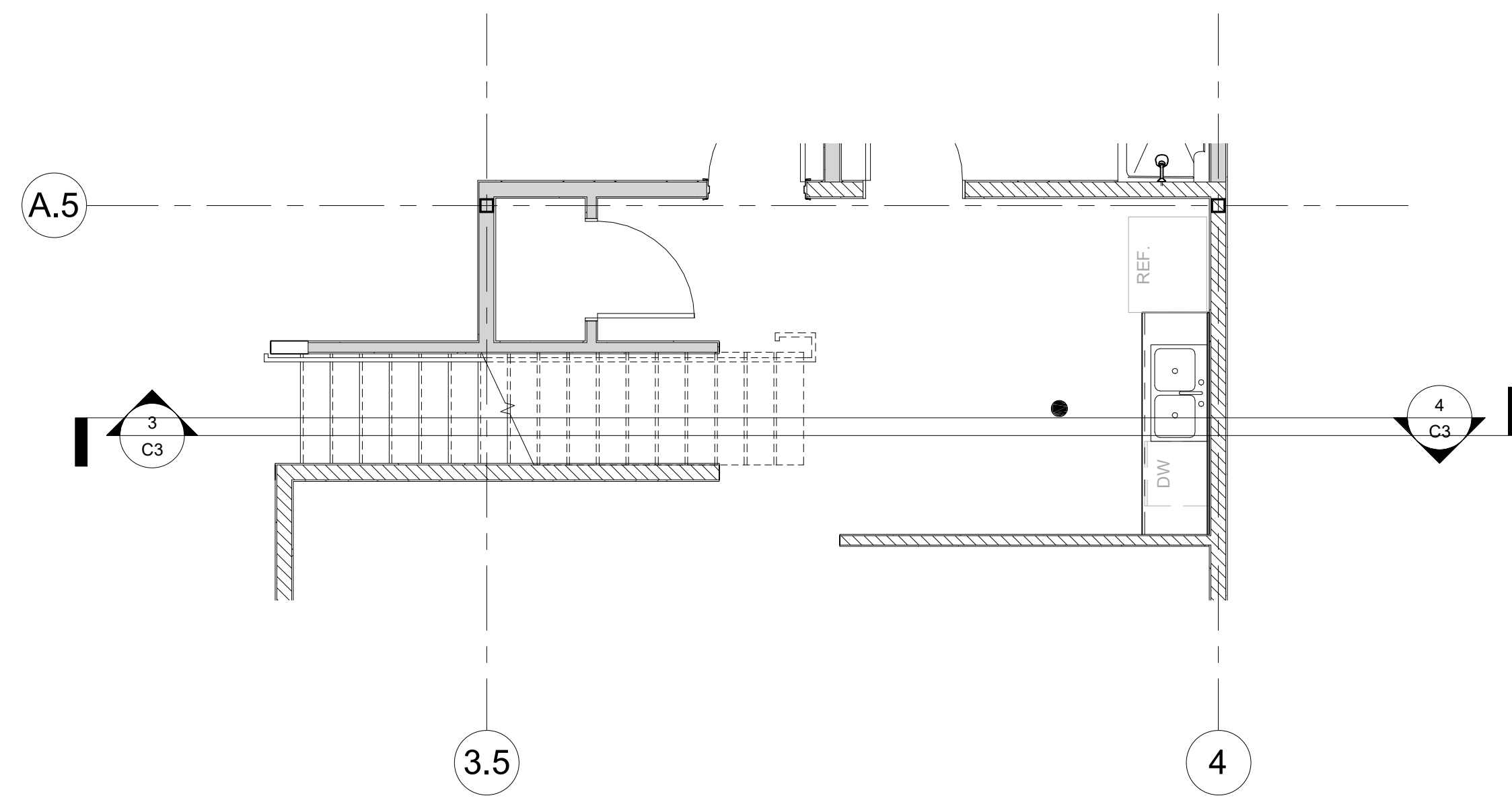
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**Stratford Crossing Light Industrial**  
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**Waukee, Iowa**

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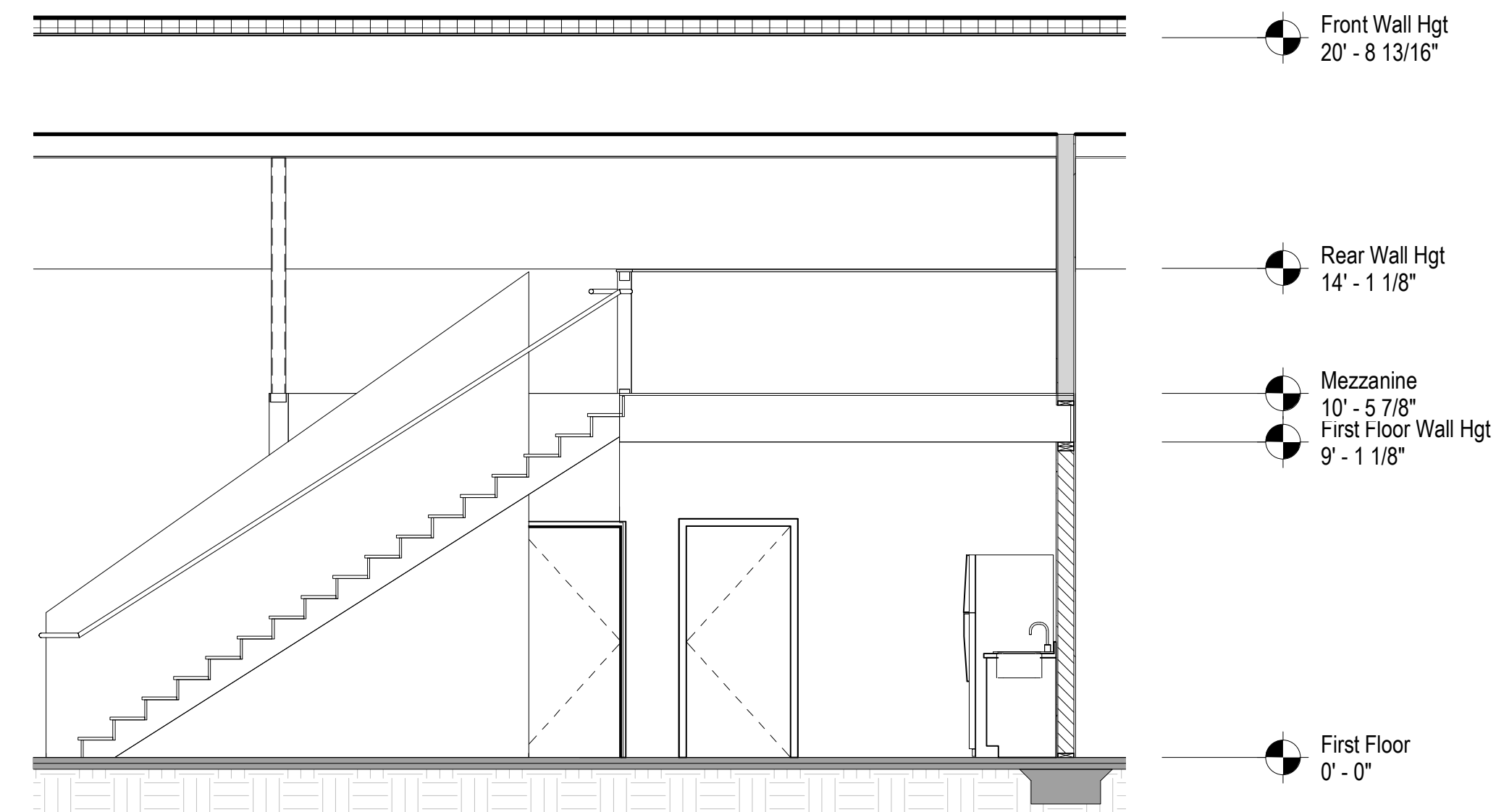
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**Tenant 3 Floor Plans**  
1/8" = 1'-0"

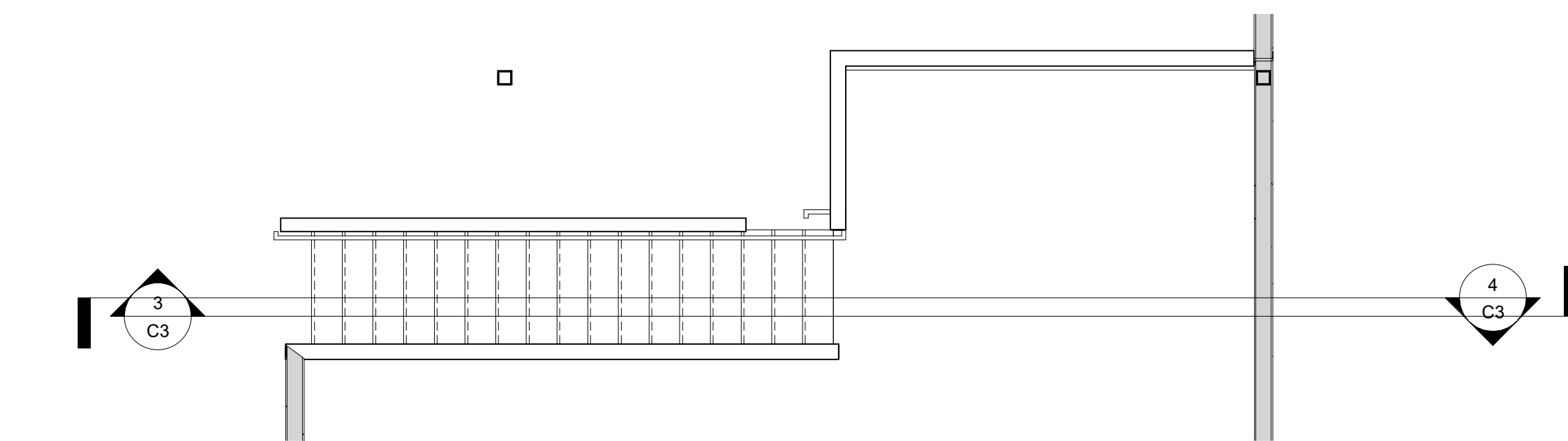
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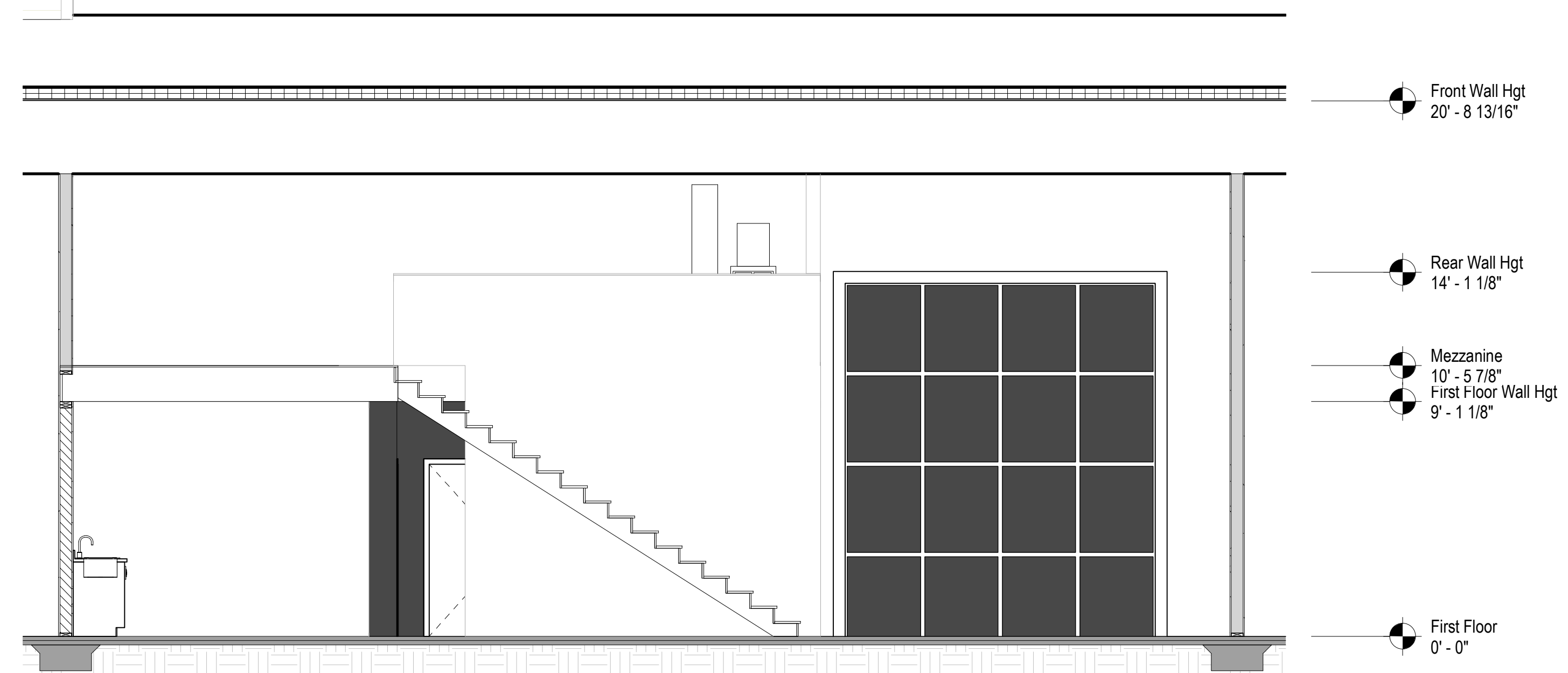
**1 STAIR - TENANT 3 - MAIN FLOOR**  
Scale: 1/4" = 1'-0"



**3 TENANT 3 STAIR SECTION - 1**  
Scale: 1/4" = 1'-0"



**2 STAIR - TENANT 3 - MEZZANINE**  
Scale: 1/4" = 1'-0"



**4 TENANT 3 STAIR SECTION - 2**  
Scale: 1/4" = 1'-0"

Element 119  
Stratford Crossing Light Industrial  
Lot 2 Plat 4  
Waukee, Iowa

PROJECT ID:  
PDS 4305

ISSUE DATE:  
DATE: 10-22-19  
DATE: 11-29-19  
DATE:  
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DATE:

Stairs - Tenant  
3

1/4" = 1'-0"

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C3

**DOOR PANEL TYPES**

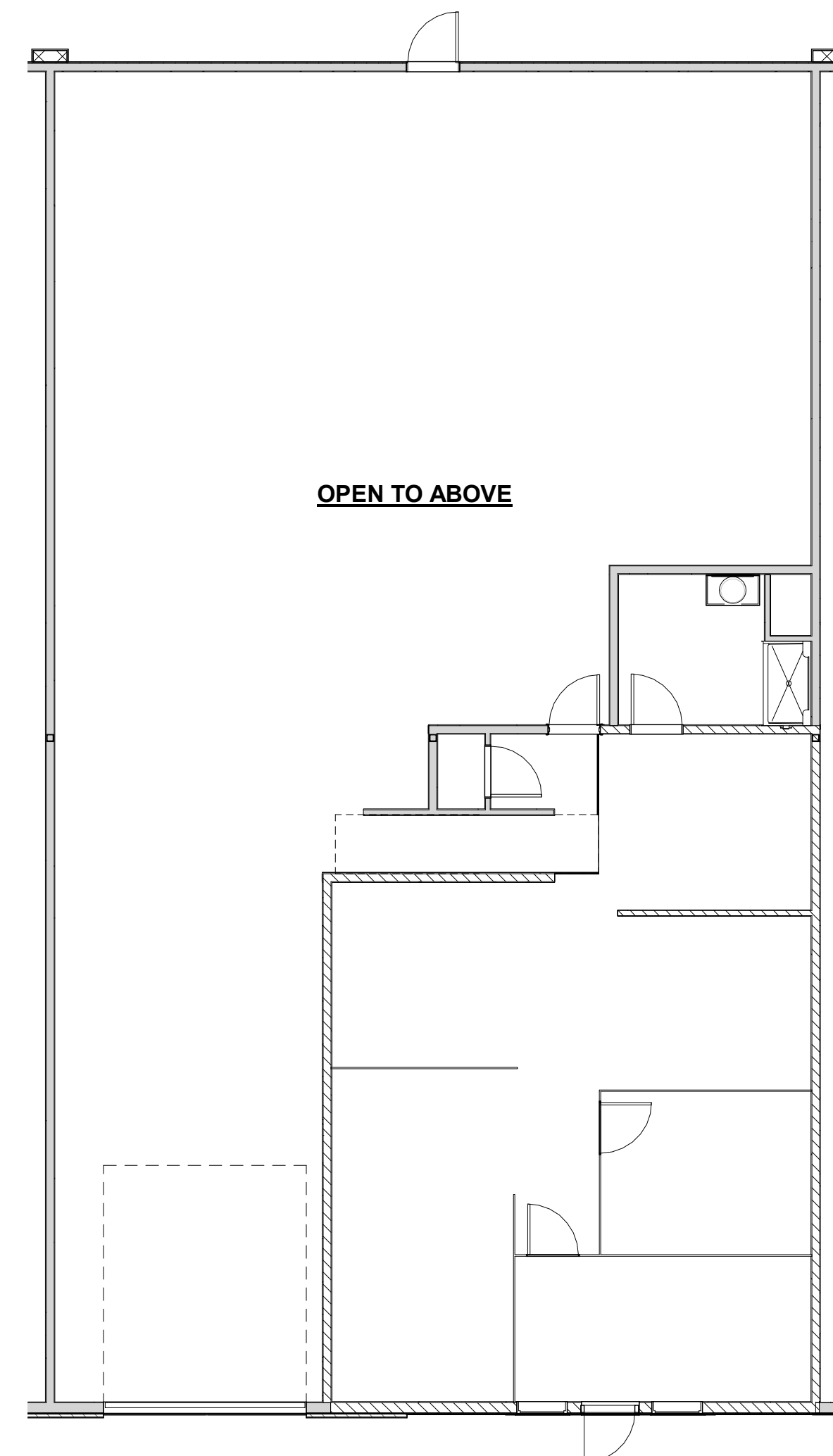
**TYPE 1**  
 SOLID CORE DOOR W/  
 REDIFRAME PREFINISHED STEEL FRAMES  
 AND PREFINISHED STEEL CASING.  
 DOOR AND FRAME TO BE RATED AS  
 NOTED ON DOOR SCHEDULE

1. LOCATE ACCESSIBLE HARDWARE BETWEEN 34" AND 48" ABOVE FINISHED FLOOR.  
 2. ALL GLAZING IN DOORS AND SIDELIGHTS TO BE SAFETY GLASS TO MEET CODE.

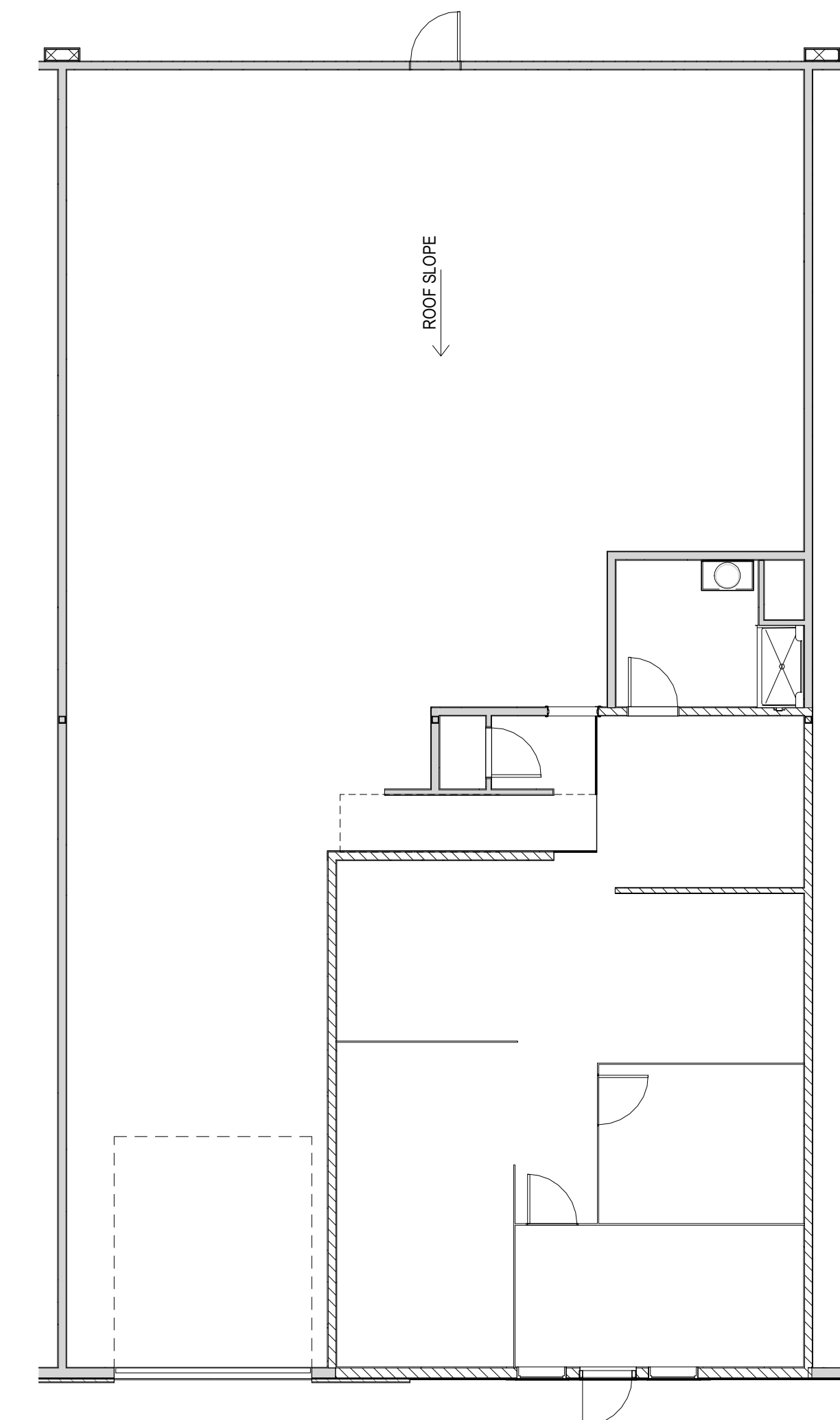
**HARDWARE SCHEDULE**

<b>GROUP A: COMMON DOORS</b> -PASSAGE LOCKSET / ADA COMPLIANT -CLOSER/ MAX PULL 5 LBS -WALL STOP (WALL OR HINGE)	<b>GROUP B: MECH./STORAGE DOORS</b> -KEYED LOCKSET / ADA COMPLIANT -CLOSER/ MAX PULL 5 LBS -WALL STOP (WALL OR HINGE)
---	--

DOOR SCHEDULE - TENANT 3															DESCRIPTION	LEVEL				
ID	QTY	NOMINAL SIZE	DOOR TYPE	ROUGH OPENINGS		FRAME				PANEL				HARDWARE GROUP						
				Width	Height	Aluminum	Insulated Metal	Wood	Rediframe	Threshold	FIRE RATING	Aluminum	Insul. Metal	Wood	Thickness	Panel - Type	Glass			
3																				
D4	1	12-0 x 14-0	Overhead Garage Door	12'-3"	14'-1 1/2"														Overhead Garage Door	First Floor
RSA	1	3-0 x 6-8		3'-2 1/4"	6'-10 3/4"														Verify RO	First Floor
RWA	3	3-0 x 6-8	Interior Standard	3'-2"	6'-10 1/2"															First Floor
SF2	1		Storefront																	First Floor
SF6	1	3-0 x 6-8	Rediframe	3'-1 1/4"	6'-9 1/4"					• None	60 MIN							Full		First Floor



**1** First Floor Reflected Ceiling Plan - Tenant 3  
 Scale: 1/8" = 1'-0"



**2** Mezzanine Reflected Ceiling Plan - Tenant 3  
 Scale: 1/8" = 1'-0"

**INTERIOR WALLS**

**10 PARTITION WALL: 2X4 WALLS**  
 -5/8" GYP. BOARD  
 -2X4 DF STUDS @ 16" O/C / 2X4 SPF PLATES  
 -5/8" GYP. BOARD

FIRE RATING: 1 HR - UL RATING NO. - U305  
 STC RATING: STC 34

**11 PARTITION WALL: 2X6 WALLS**  
 -5/8" GYP. BOARD  
 -2X6 DF STUDS @ 16" O/C / 2X6 SPF PLATES  
 -5/8" GYP. BOARD

FIRE RATING: 1 HR - UL RATING NO. - U305  
 STC RATING: STC 34

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Wall & Door  
 Types  
 As indicated

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