

|         |                       |
|---------|-----------------------|
| ADI     | ADJUSTABLE            |
| AHL     | AWNING                |
| BTM     | BOTTOM                |
| BTH     | BETWEEN               |
| CA      | CASINET               |
| CANT.   | CANTILEVER            |
| CAB.    | CABINET               |
| C       | CLOSET                |
| CL      | CLOTHES               |
| CEILING | CEILING               |
| C.O.    | CASES OPENING         |
| COL.    | COLUMN                |
| CONC.   | CONCRETE              |
| D       | D                     |
| DIA.    | DIAMETER              |
| DN      | DOWN                  |
| DO      | DOUBLE HUNG           |
| DW      | DOWN                  |
| F.D.    | FLOOR DRAIN           |
| FLR.    | FLOOR                 |
| FT.     | FEET                  |
| FURN.   | FURNACE               |
| HWD     | HARDWOOD              |
| INSUL.  | INSULATION            |
| JST.    | JUNK                  |
| LV      | LEVER                 |
| LV      | LEVERED VENEER LUMBER |
| LN      | LINE                  |
| MAX.    | MAXIMUM               |
| MIN     | MINIMUM               |
| OC      | ON CENTER             |
| O.H.D.  | OVERHEAD DOOR         |
| OPNG.   | OPENING               |
| PED.    | PEDISTAL              |
| N.T.S.  | NOT TO SCALE          |
| REF     | REFRIGERATOR          |
| REQ     | REQUIRED              |
| RO      | ROUND OPENING         |
| RM      | ROOM                  |
| SH      | SINGLE SILE           |
| S.F.    | SQUARE FEET           |
| S.P.    | SUMP PIT              |
| STL     | STEEL                 |
| TRANS.  | TRANSOM               |
| UNEX.   | UNEXCAVATED           |
| VAN     | VANITY                |
| W       | WASHER                |
| W       | WITH                  |
| W.H.    | WATER HEATER          |

|                                                                                   |                            |
|-----------------------------------------------------------------------------------|----------------------------|
|  | SINGLE POLE SWITCH         |
|  | THREE WAY SWITCH           |
|  | DIMMER SWITCH              |
|  | SINGLE RECEPTACLE OUTLET   |
|  | DUPLEX RECEPTACLE OUTLET   |
|  | 240 VOLT RECEPTACLE        |
|  | PHONE OUTLET               |
|  | CABLE OUTLET               |
|  | EXHAUST FAN                |
|  | LIGHT WITH E FAN           |
|  | SMOKE/HEAT DETECTOR        |
|  | GARAGE DOOR OPENER         |
|  | ELECTRO PANEL              |
|  | CEILING MOUNTED LIGHT      |
|  | PULL CHAIN LIGHT           |
|  | RECESSED LIGHT             |
|  | WALL MOUNTED LIGHT         |
|  | W.M. MOTION DETECTOR LIGHT |
|  | FLORESCENT LIGHT           |
|  | BAR LIGHT                  |

|     |                   |
|-----|-------------------|
| A.0 | Cover Page        |
| A.1 | Elevations        |
| A.2 | Foundation        |
| A.3 | Main Floor        |
| A.4 | Building Sections |
| A.5 | POOL AREA         |
| A.6 | Unnamed           |

Diagram illustrating the relationship between Frost Proof Hose Bib, Floor Line Above, and Structural Beam/Header or Girder Truss.

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Registration Expires: 6/30/2017

Sheets covered by this seal: A.0, A.1, A.2, A.3,  
A.4,A.5



1. GENERAL

A. ALL CONSTRUCTION AND MATERIALS SHALL MEET OR EXCEED IBC 2012 LOCAL BUILDING CODES MAY HAVE DIFFERENT SPECIFICATIONS AND REQUIREMENTS THAN WHAT IS LISTED IN THE IBC 2012. THESE LOCAL REQUIREMENTS WILL SUPERSEDE THE IBC 2012. SEE THE LOCAL BUILDING DEPARTMENT FOR CHANGES.

B. CONTRACTOR TO COVER THE SIZES, SPACING AND SPECIES OF LAMBERS OF ALL STRUCTURAL AND FINISHING MEMBERS. ANY STRUCTURAL AND FRAMING MEMBERS NOT INDICATED ARE TO BE SIZED BY OWNER/CONTRACTOR.

C. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR PREVENTIVE MEASURE OF THE BUILD UP OF MOISTURE OR MOLD.

D. ALL PRODUCTS ARE TO BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.

E. REFER TO ELEC, MECHANICAL, ELECTRICAL AND PLUMBING NOTES FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

2. DESIGN CRITERIA

A. DESIGN AND STRUCTURES, AND ALL PARTS THEREOF, SHALL BE CONSTRUCTED TO SAFELY SUPPORT ALL LOADS, INCLUDING DEAD LOADS, LIVE LOADS, ROOF LOADS, FLOOD LOADS, SNOW LOADS, WIND LOADS, AND SEISMIC LOADS AS PRESCRIBED BY THIS CODE, CHAPTER 16.

B. VALUES BASED FROM THE CITY OF WAUKESHA, WIS.

Plum Building Systems  
1100 SE Alice's Road  
Waukee, Iowa  
Office: 515-978-6260

## Sprinkler Systems

## HVAC- Plumbing- Electrical Design- Energy Review

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A.0

**ROLL CALL**  
**Plan & Zoning Commission**  
**Ankeny, IA**

Date May 8, 2018

|               | Aye           | Nay  | Pass   | Absent |
|---------------|---------------|------|--------|--------|
| Anderson      | <u>X</u>      |      |        |        |
| Ender         | <u>X</u>      |      |        |        |
| Flack         | <u>X</u>      |      |        |        |
| Houlihan      | <u>X</u>      |      |        |        |
| Hunter        | <u>X</u>      |      |        |        |
| Odson         | <u>X</u>      |      |        |        |
| Renaud        | <u>X</u>      |      |        |        |
| Ripper        | <u>X</u>      |      |        |        |
| West          | <u>X</u>      |      |        |        |
|               | <u>X</u>      |      |        |        |
| Ayes <u>8</u> | Nays <u>0</u> | Pass | Absent |        |

**APPROVED**

T. Ripper Chairperson  
B. Fuglsang Secretary



PLUM DESIGN SERVICES  
1100 ALKE'S ROAD, WAUKEE, IOWA 50263-1100  
TELEPHONE 515 978 6260 FAX 515 978 6261

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Classic Builders  
Grimes, Iowa

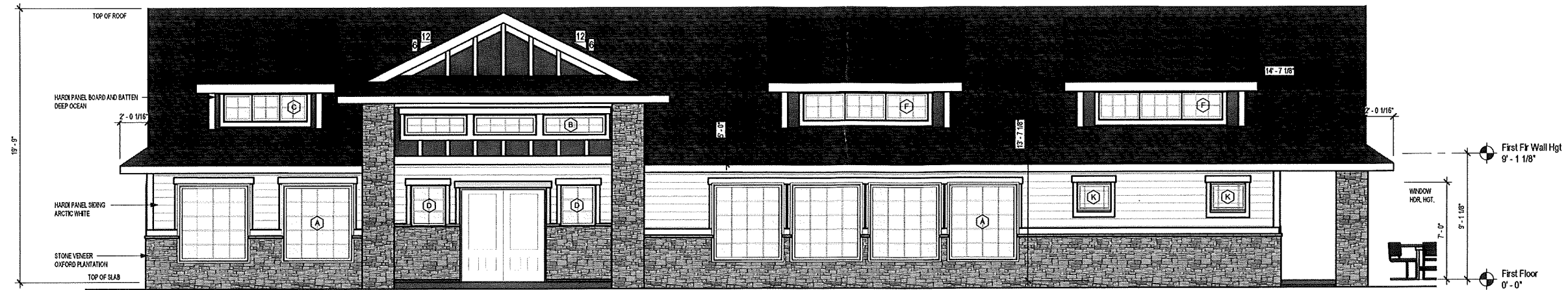
PROJECT ID: PDS 3559

ISSUE DATE:  
DATE: 06-22-17  
DATE:  
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REVISIONS:  
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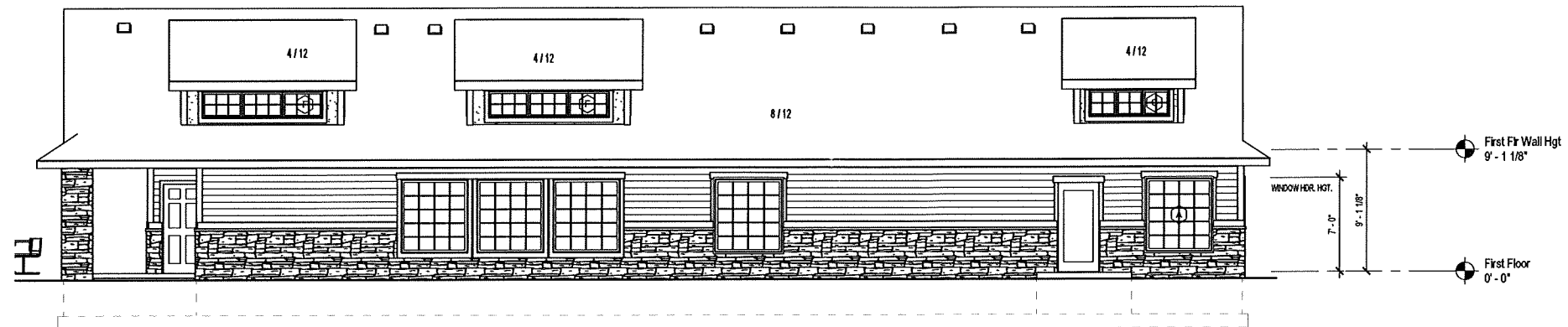
Elevations  
As indicated

A.1

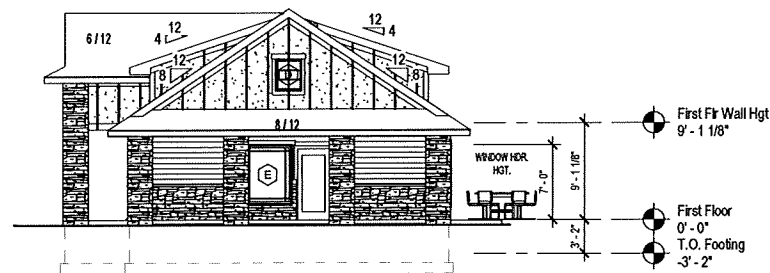


1 FRONT ELEVATION  
Scale: 1/4" = 1'-0"

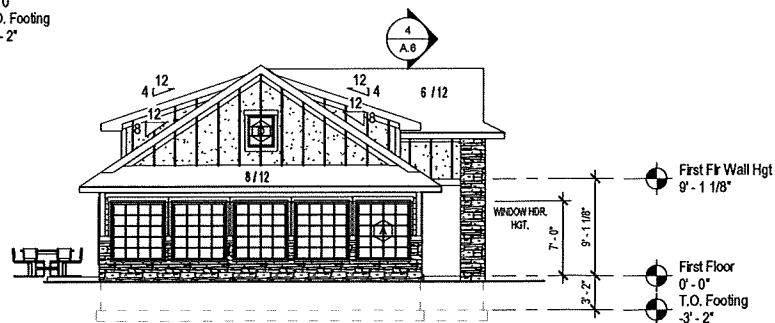
| ESTIMATED WALL...   |         |
|---------------------|---------|
| Hardi-Stucco Finish | 917 SF  |
| Lap Siding          | 1156 SF |
| Stone Veneer        | 1277 SF |



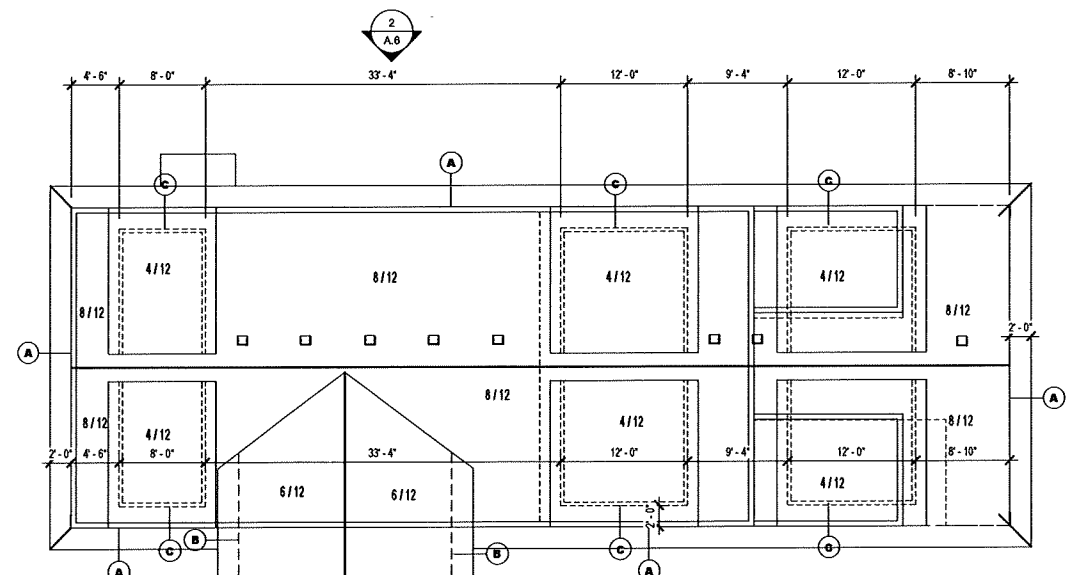
2 REAR ELEVATION  
Scale: 3/16" = 1'-0"



4 RIGHT ELEVATION  
Scale: 1/8" = 1'-0"



3 LEFT ELEVATION  
Scale: 1/8" = 1'-0"



5 ROOF PLAN  
Scale: 1/8" = 1'-0"

| ROOF PLAN LEGEND                                                                                                                                                                                   |                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| SYMBOL                                                                                                                                                                                             | PLATE HGT. PITCH OVERHANGS      |
| A                                                                                                                                                                                                  | 8'-1 1/8" 4/12 2'-0"            |
| B                                                                                                                                                                                                  | 11'-1 1/8" 4/12 2'-0" 1'-3 1/8" |
| C                                                                                                                                                                                                  | 11'-1 1/8" 4/12 2'-0" 3'-5 1/8" |
| ALL RAISE OVERHANGS ARE 12" UNLESS NOTED                                                                                                                                                           |                                 |
| ESTIMATED ROOF SF                                                                                                                                                                                  |                                 |
| 4345 SF                                                                                                                                                                                            |                                 |
| 1. SQUARE FOOTAGE OF ROOF IS BASED ON THE GUTTER LINE OF THE ROOF.<br>2. THE AREA OF ROOF IS BASED ON THE GUTTER LINE OF THE ROOF.<br>3. THE AREA OF ROOF IS BASED ON THE GUTTER LINE OF THE ROOF. |                                 |
| ROOF NOTES                                                                                                                                                                                         |                                 |
| 1. PROVIDE ICE SNOW BARRIER UNDER ALL VALLEYS, EAVES, & ALONG ENTIRE PERIMETER OF THE ROOF.                                                                                                        |                                 |
| 2. PROVIDE EVEN SPACED ROOF VENTS ALONG RIDGE. COORDINATE ALUMINUM VENTED ROOF VENTS TO ENSURE PROPER AIR MOVEMENT.                                                                                |                                 |
| 3. EACH ROOF VENT TO = 70 NET. SQ. FT.                                                                                                                                                             |                                 |

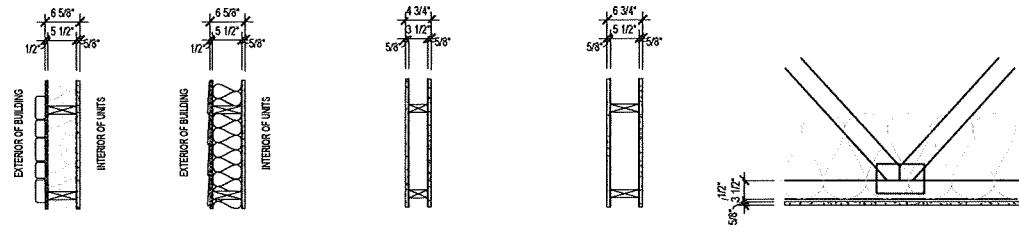
| WINDOW SCHEDULE |     |          |                |       |               |               |
|-----------------|-----|----------|----------------|-------|---------------|---------------|
| ID              | QTY | TYPE     | ROUGH OPENINGS |       | HEADER HEIGHT | SPECIAL NOTES |
| A               | 16  | 6066 F   | 5'-0"          | 5'-6" | 7'-0"         | Fixed         |
| B               | 3   | 5418 F   | 4'-6"          | 1'-6" | 2'-11 1/2"    | Fixed         |
| C               | 2   | 2424-3 F | 6'-0"          | 2'-0" | 4'-6"         | Fixed         |
| D               | 4   | 3038 C/A | 2'-4"          | 3'-0" |               |               |
| E               | 1   | 5466 F   | 4'-6"          | 5'-6" | 7'-0"         | Fixed         |
| F               | 4   | 3624-3 F | 9'-0"          | 2'-0" | 4'-6"         | Fixed         |
| K               | 2   | 3024 F   | 2'-6"          | 2'-0" | 7'-0"         | Fixed         |

| AREA SCHEDULE (4" FLATWORK) |         |             |
|-----------------------------|---------|-------------|
| LOCATION                    | AREA    | CUBIC YARDS |
| Floor Front Porch           | 120 SF  | 1.5 CY      |
| Floor Basement              | 1920 SF | 23.7 CY     |
| Floor Front Porch           | 35 SF   | 0.4 CY      |

| AREA SCHEDULE |         |
|---------------|---------|
| NAME          | SQ FT   |
| Main Floor    | 2244 SF |
| Outdoor Patio | 2640 SF |
| Pool Area     | 1105 SF |
|               | 5989 SF |

- GENERAL CONSTRUCTION NOTES**
- 2x6 WALLS (8'-1 1/8" HGT.) ON MAIN FLOOR UNLESS OTHERWISE NOTED.
  - EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF MASONRY TO FACE OF MASONRY.
  - INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.
  - ALL HEADERS AND BEAMS ARE DROPPED BELOW DECK PLATE UNLESS NOTED AS FLUSH.
  - REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS.

| DOOR SCHEDULE |     |                      |                |           |                                               |                                      |
|---------------|-----|----------------------|----------------|-----------|-----------------------------------------------|--------------------------------------|
| ID            | QTY | DOOR SIZE            | ROUGH OPENINGS |           | SPECIAL NOTES                                 | Comments                             |
|               |     |                      | WIDTH          | HEIGHT    |                                               |                                      |
| D1            | 2   | 3-0 x 6-8            | 3'-1 1/4"      | 6'-9 3/8" | Entry Door-Full Glass/glass to meet UL values | Push/Pull Hardware w/ Panic Hardware |
| D2            | 2   | 3-0 x 6-8-B          | 3'-1 1/4"      | 6'-9 3/8" | Bathroom                                      | Privacy Lever Handle - w/ Closer     |
| D2A           | 1   | 3-0 x 6-8-B A        | 3'-1 1/4"      | 6'-9 3/8" | Office Glass                                  | Privacy Lever Handle-w/ Keyed Lock   |
| D3C           | 1   | 3-0 x 6-0            |                |           | Entry Door                                    | Push/Pull Hardware w/ Panic Hardware |
| D3            | 2   | 3-0 x 6-8 Steel      | 3'-2 1/4"      | 6'-9"     | Bathroom ADA Sill                             | Privacy Lever Handle- w/ Closer      |
| D4            | 1   | 2-3-0 x 6-8          | 6'-2 3/4"      | 6'-10"    | Pool Equipment Room                           | Privacy Lever Handle-w/ Keyed Lock   |
| D10A          | 1   | 2-6 x 6-8            | 5'-1 1/4"      | 6'-9 3/8" | Double Door-Furnace Room                      | Privacy Lever Handle-w/ Keyed Lock   |
| D12           | 1   | 3-0 x 6-8 Full Glass | 3'-1"          | 6'-9"     | Interior Glass Door                           | Push/Pull Hardware w/ Panic Hardware |
| D12A          | 1   | 2-3-0 x 6-8          | 6'-1 1/4"      | 6'-9 3/8" | Double Door                                   | Passage Lever Handle-Dummy           |
| D12B          | 1   | 3-0 x 6-8            | 3'-2"          | 6'-9 3/8" |                                               | Privacy Lever Handle-w/ Keyed Lock   |



**1 EXTERIOR WALL: STONE VENEER**

FIRE RATING - 1 HR.  
UL RATING NO. - U556  
-CULTURED STONE VENEER  
-1/2" MORTAR SETTING BED  
-MORTAR SCRATCH COAT  
-GALV. METAL LATH  
-FIBERGLASS MAT  
-BUILDING WEATHER WRAP  
-7/16" OSB  
-2x4 OF STUDS @ 16" O.C. / 2x8 SFF PLATES  
-R-19 BATT INSULATION  
-5/8" GYP. TYPE X OVER 8 MIL. POLY VAPOR BARRIER

**2 EXTERIOR WALL: VINYL SIDING**

FIRE RATING - 1 HR.  
UL RATING NO. - U556  
-VINYL SIDING  
-BUILDING WEATHER WRAP  
-7/16" OSB  
-2x4 OF STUDS @ 16" O.C. / 2x8 SFF PLATES  
-R-19 BATT INSULATION  
-5/8" GYP. TYPE X OVER 8 MIL. POLY VAPOR BARRIER

**3 PARTITION WALL: 2X4 WALLS**

FIRE RATING - N/A  
UL RATING NO. - N/A  
-5/8" GYP. BOARD  
-2x4 OF STUDS @ 16" O.C. / 2x4 SFF PLATES  
-5/8" GYP. BOARD

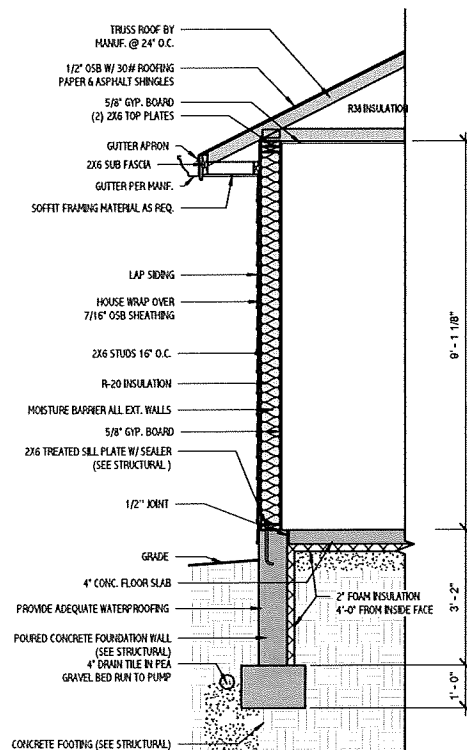
**4 PARTITION WALL: 2X6 WALLS**

FIRE RATING - N/A  
UL RATING NO. - N/A  
-5/8" GYP. BOARD  
-2x6 OF STUDS @ 16" O.C. / 2x6 SFF PLATES  
-5/8" GYP. BOARD

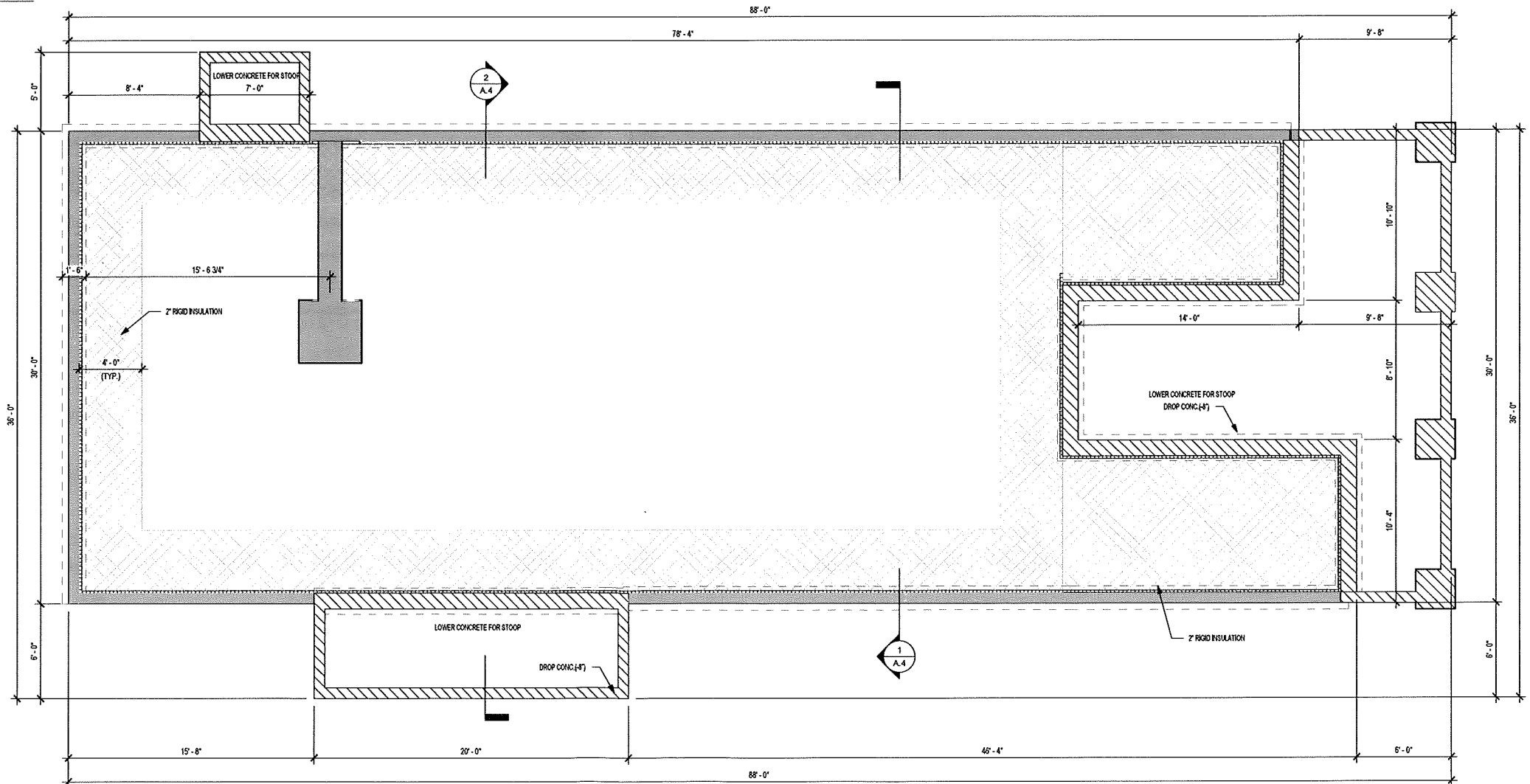
**5 ROOF ASSEMBLY**

FIRE RATING - 1 HOUR  
UL RATING NO. - PS22  
-ROOF TRUSSES @ 24" O.C. MAX. SPACING  
-R-38 INSULATION  
-1/2" RESILIENT CHANNEL @ 12" O.C. PERPENDICULAR TO TRUSSES  
-5/8" TYPE C GYP. BOARD

**4 Wall Assemblies**  
Scale: 3/4" = 1'-0"



**3 TYPICAL WALL SECTION**  
Scale: 1/2" = 1'-0"



Classic Builders  
Grimes, Iowa

PROJECT ID: PDS 3559

ISSUE DATE:  
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REVISIONS:  
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DATE: 06-15-16  
DATE: 08-30-16

Foundation  
As indicated

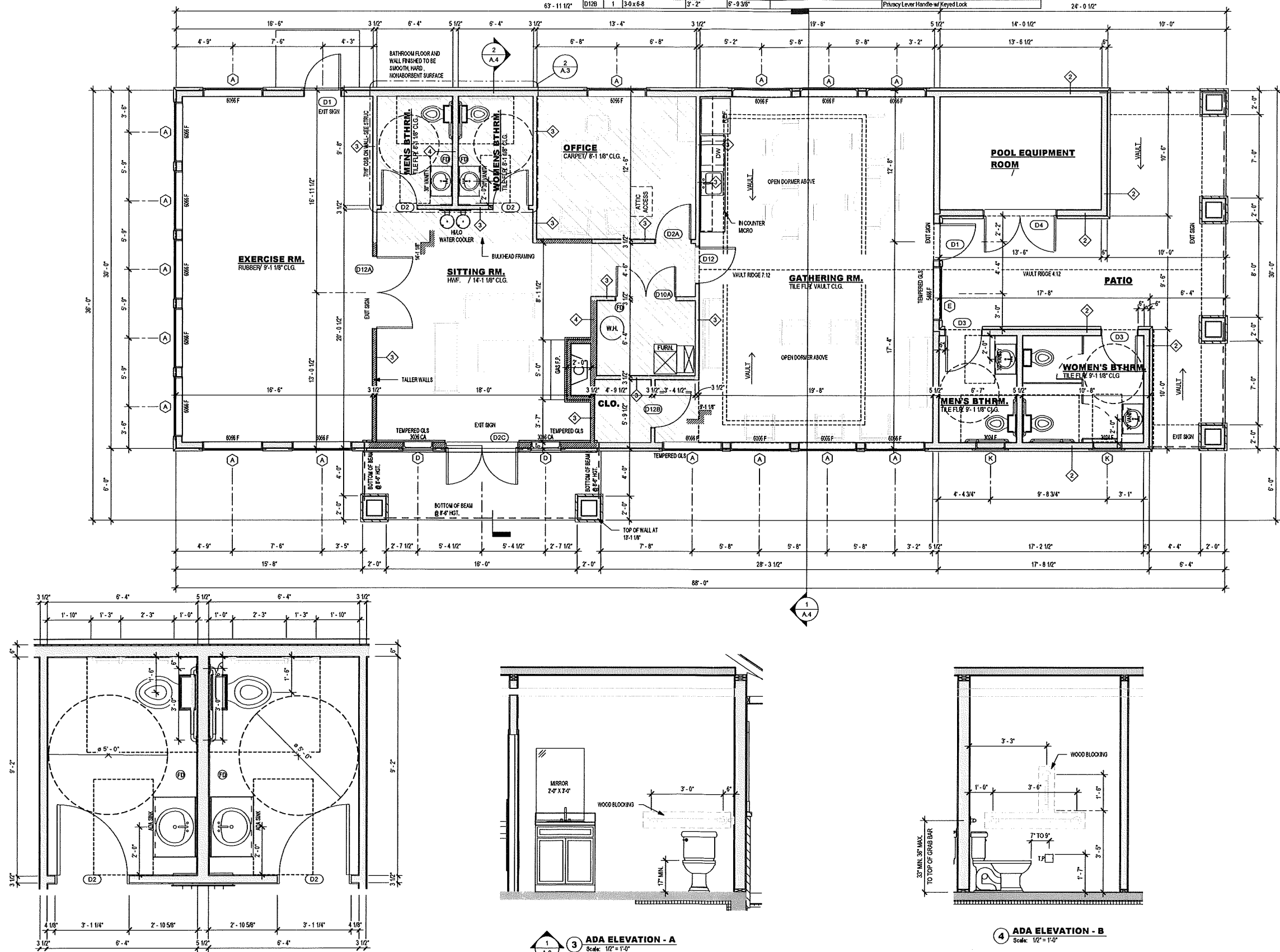
| WINDOW SCHEDULE |     |          |                                |                  |               |  |
|-----------------|-----|----------|--------------------------------|------------------|---------------|--|
| ID              | QTY | TYPE     | ROUGH OPENINGS<br>WIDTH HEIGHT | HEADER<br>HEIGHT | SPECIAL NOTES |  |
| A               | 16  | 6066 F   | 5'-0" 5'-6"                    | 7'-0"            | Fixed         |  |
| B               | 3   | 5418 F   | 4'-6" 1'-6"                    | 2'-11 1/2"       | Fixed         |  |
| C               | 2   | 2424-3 F | 6'-0" 2'-0"                    | 4'-6"            | Fixed         |  |
| D               | 4   | 3036 CA  | 2'-6" 3'-0"                    |                  |               |  |
| E               | 1   | 5466 F   | 4'-6" 5'-6"                    | 7'-0"            | Fixed         |  |
| F               | 4   | 3624-3 F | 9'-0" 2'-0"                    | 4'-6"            | Fixed         |  |
| K               | 2   | 3024 F   | 2'-6" 2'-0"                    | 7'-0"            | Fixed         |  |

| AREA SCHEDULE |         |
|---------------|---------|
| NAME          | SQ FT   |
| Main Floor    | 2244 SF |
| Outdoor Patio | 2640 SF |
| Pool Area     | 1106 SF |
|               | 5990 SF |

**GENERAL CONSTRUCTION NOTES**

- 2x6 WALLS (9'-1 1/8" HT.) ON MAIN FLOOR UNLESS OTHERWISE NOTED.
- EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF MASONRY TO FACE OF MASONRY.
- INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.
- ALL HEADERS AND BEAMS ARE DROPPED BELOW DECK/PLATE UNLESS NOTED AS FLUSH.
- REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS.

| DOOR SCHEDULE |     |                      |                                |                                               |                                      |  |
|---------------|-----|----------------------|--------------------------------|-----------------------------------------------|--------------------------------------|--|
| ID            | QTY | DOOR SIZE            | ROUGH OPENINGS<br>WIDTH HEIGHT | SPECIAL NOTES                                 | Comments                             |  |
| D1            | 2   | 3-0 x 6-8            | 3'-1 1/4" 6'-9 3/8"            | Entry Door-Full Glass/glass to meet UL values | Push/Pull Hardware w/ Panic Hardware |  |
| D2            | 2   | 3-0 x 6-8-B          | 3'-1 1/4" 6'-9 3/8"            | Bathroom                                      | Privacy Lever Handle - w/ Closer     |  |
| D2A           | 1   | 3-0 x 6-8-A          | 3'-1 1/4" 6'-9 3/8"            | Office/Glass                                  | Privacy Lever Handle w/ Keyed Lock   |  |
| D2C           | 1   | (2) 3-0 x 8-0        |                                | Entry Door                                    | Push/Pull Hardware w/ Panic Hardware |  |
| D3            | 2   | 3-0 x 6-8 Steel      | 3'-2 1/4" 6'-9"                | Bathroom/ADA Sill                             | Privacy Lever Handle - w/ Closer     |  |
| D4            | 1   | (2) 3-0 x 6-8        | 6'-2 3/4" 6'-10"               | Pool Equipment Room                           | Privacy Lever Handle w/ Keyed Lock   |  |
| D10A          | 1   | (2) 2-6 x 6-8        | 5'-1 1/4" 6'-9 3/8"            | Double Door-Furnace Room                      | Privacy Lever Handle w/ Keyed Lock   |  |
| D12           | 1   | 3-0 x 6-8 Full Glass | 3'-1" 6'-9"                    | Interior Glass Door                           | Push/Pull Hardware w/ Panic Hardware |  |
| D12A          | 1   | (2) 3-0 x 6-8        | 6'-1 1/4" 6'-9 3/8"            | Double Door                                   | Passage Lever Handle Dummy           |  |
| D12B          | 1   | 3-0 x 6-8            | 3'-2" 6'-9 3/8"                |                                               | Privacy Lever Handle w/ Keyed Lock   |  |



**PLUM DESIGN SERVICES**  
1100 ALKE'S ROAD, WAUKESHA, WIS. 53083-1100  
TELEPHONE: 515.978.6260 FAX: 515.978.6261

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Classic Builders  
Grimes, Iowa

PROJECT ID: PDS 3559

ISSUE DATE:

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DATE:

DATE:

DATE:

REVISIONS:

DATE: 03-22-16

DATE: 04-22-16

DATE: 06-15-16

DATE: 08-30-16

Main Floor  
As indicated

A.3





PLUM DESIGN SERVICES  
1100 ALKE'S ROAD, WAUKEE, IOWA 50263-1100  
TELEPHONE 515 978 6260 FAX 515 978 6261

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Classic Builders  
Grimes, Iowa

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DATE: 03-22-16

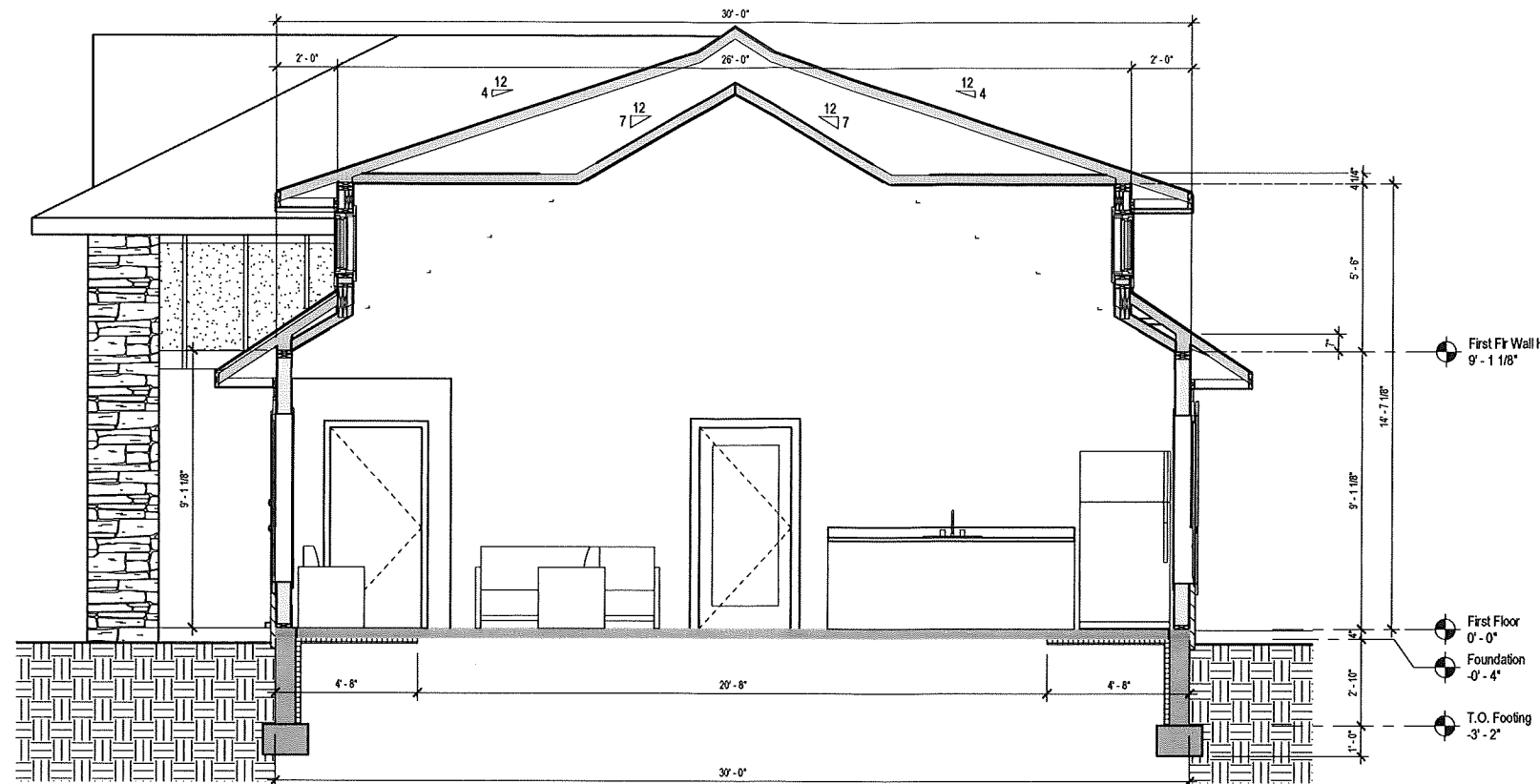
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DATE: 06-15-16

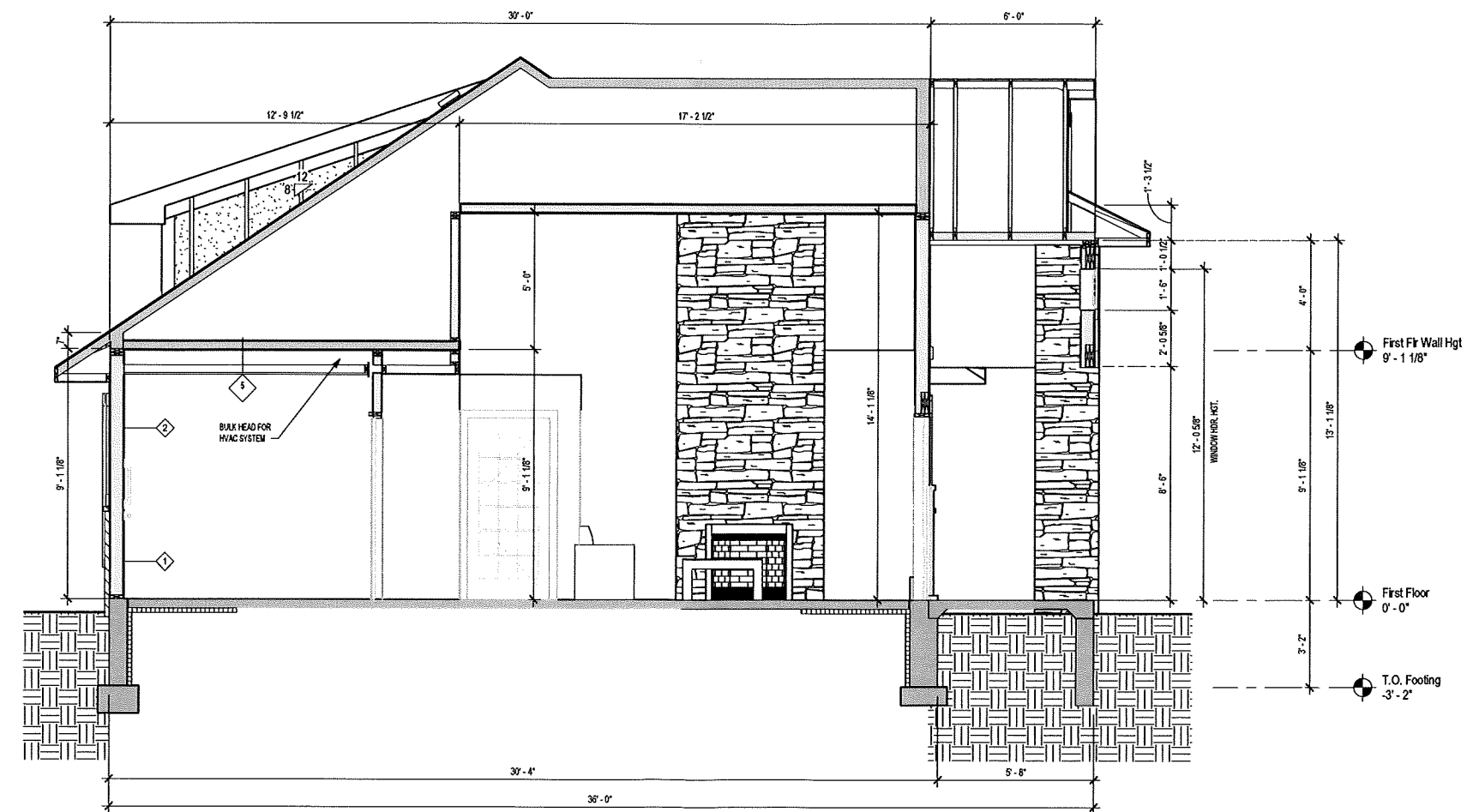
DATE: 08-30-16

Building  
Sections

A.4



1 BUILDING SECTION - 1  
Scale: 3/8" = 1'-0"



2 BUILDING SECTION - 2  
Scale: 3/8" = 1'-0"



PLUM DESIGN SERVICES  
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Classic Builders  
Grimes, Iowa

PROJECT ID: PDS 3559

ISSUE DATE:  
DATE: 06-22-17  
DATE:  
DATE:  
DATE:

REVISIONS:  
DATE: 03-22-16  
DATE: 04-22-16  
DATE: 06-15-16  
DATE: 08-30-16

POOL AREA  
As indicated

A.5

