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PLUM DESIGN SERVICES
1100 SE ALICE ROAD, ANKENY, IOWA 50263
TELEPHONE: 515 978 6260 FAX: 515 978 6261

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AMERICAN INSTITUTE of BUILDING DESIGN
Creating where people live



Guadalajara Mexican Resturant

202 SE Delaware Ave,
Ankeny, Iowa

Guadalajara Mexican Resturant
202 SE Delaware Ave
Ankeny, Iowa

PROJECT ID:
PDS 4323

ISSUE DATE:
DATE: 02-05-19
DATE: 02-28-19
DATE: 07-01-19
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Cover Page

12" = 1'-0"

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AO

PROJECT TEAM		APPLICABLE CODES (CITY OF ANKENY, IOWA)	SHEET INDEX		BUILDING DATA																								
ARCHITECTURAL	Mechanical Contractor		STRUCTURAL DRAWING LIST	DRAWING LIST	CODE REVIEW																								
Company Name Company Address PH: FX: Plum Building Systems 1100 SE Alice's Road Waukee, Iowa PH: 515-978-6260	Company Name Company Address PH: FX:	1. BUILDING INTERNATIONAL BUILDING CODE 2015 EDITION, WITH LOCAL AMMENDMENTS 2. FIRE INTERNATIONAL FIRE CODE 2015 EDITION, WITH LOCAL AMMENDMENTS 3. MECHANICAL INTERNATIONAL MECHANICAL CODE 2015 EDITION, WITH LOCAL AMMENDMENTS 4. ELECTRICAL NATIONAL ELECTRICAL CODE XXXX EDITION WITH STATE AMMENDMENTS 5. PLUMBING 2015 INTERNATIONAL PLUMBING CODE, WITH LOCAL AMMENDMENTS 6. ENERGY 2017 INTERNATIONAL ENERGY AND CONSERVATION CODE, WITH LOCAL AND STATE AMMENDMENTS 7. FUEL GAS CODE INTERNATIONAL FUEL CODE 2015 EDITION 8. ICC ANSLA 117.1 2009 (ADA STANDARDS) 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN FIRE ALARM AND SUPPRESSION PLANS TO BE SUBMITTED TO FIRE MARSHALL OFFICE FOR REVIEW AND APPROVAL			PAGE NO. PAGE NAME	A0 Cover Page A0.1 Building Code Review A0.2 Accessibility Standards A0.3 Code Review - Occupancy / Egress / ADA A0.5 Wall Types & Door Types A1 Elevations A2 Elevations A3 First Floor - Existing A4 First Floor - Addition A5 Reflected Ceiling / Sections	OCCUPANCY TYPE: A2 - ASSEMBLY USE INTENDED FOR FOOD AND/OR DRINK CONSUMPTION																						
Company Name Company Address PH: FX:	Company Name Contractor Name PH: FX:		CONSTRUCTION TYPE: 1B ALLOWABLE HEIGHT: 30'-0" ALLOWABLE BUILDING STORES: 2 ALLOWABLE BUILDING AREA: Allowed: A-2 Sprinkled Bldg = 24,000 sq. ft. Provided = 228 SF				ACTUAL HEIGHT: 25'-0" ACTUAL BUILDING STORES: 1																						
Company Name Company Address PH: FX:	Company Name Contractor Name PH: FX:		<table border="1"> <thead> <tr> <th colspan="3">GROSS BUILDING AREA SCHEDULE</th> </tr> <tr> <th>Level</th> <th>NAME</th> <th>SQ FT</th> </tr> </thead> <tbody> <tr> <td>First Floor</td> <td>EXISTING Floor</td> <td>4054 SF</td> </tr> <tr> <td>First Floor</td> <td>FRONT ADDITION</td> <td>1135 SF</td> </tr> <tr> <td>First Floor</td> <td>Patio</td> <td>1436 SF</td> </tr> <tr> <td>First Floor</td> <td>SIDE ADDITION</td> <td>568 SF</td> </tr> <tr> <td colspan="2">Grand total</td> <td>7223 SF</td> </tr> </tbody> </table>				GROSS BUILDING AREA SCHEDULE			Level	NAME	SQ FT	First Floor	EXISTING Floor	4054 SF	First Floor	FRONT ADDITION	1135 SF	First Floor	Patio	1436 SF	First Floor	SIDE ADDITION	568 SF	Grand total		7223 SF		
GROSS BUILDING AREA SCHEDULE																													
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Company Name Company Address PH: FX:	Company Name Contractor Name PH: FX:	VICINITY LOCATION 																											
Company Name Engineer Name Company Address PH: FX: Website	Company Name Contractor Name PH: FX: Website	I hereby certify that the portion of this technical submission was prepared by me or under my direct supervision and responsible charge. I am duly a licensed architect under the laws of the State of Iowa. John B. Overton Signature Date Registration Expires: 6/30/2019 Sheets covered by this seal -		SPINKLER SYSTEM: EXISTING BUILDING HAS SPINKLER ATTIC SYSTEM: DRAFTSMAN-1000 TO VERIFY																									



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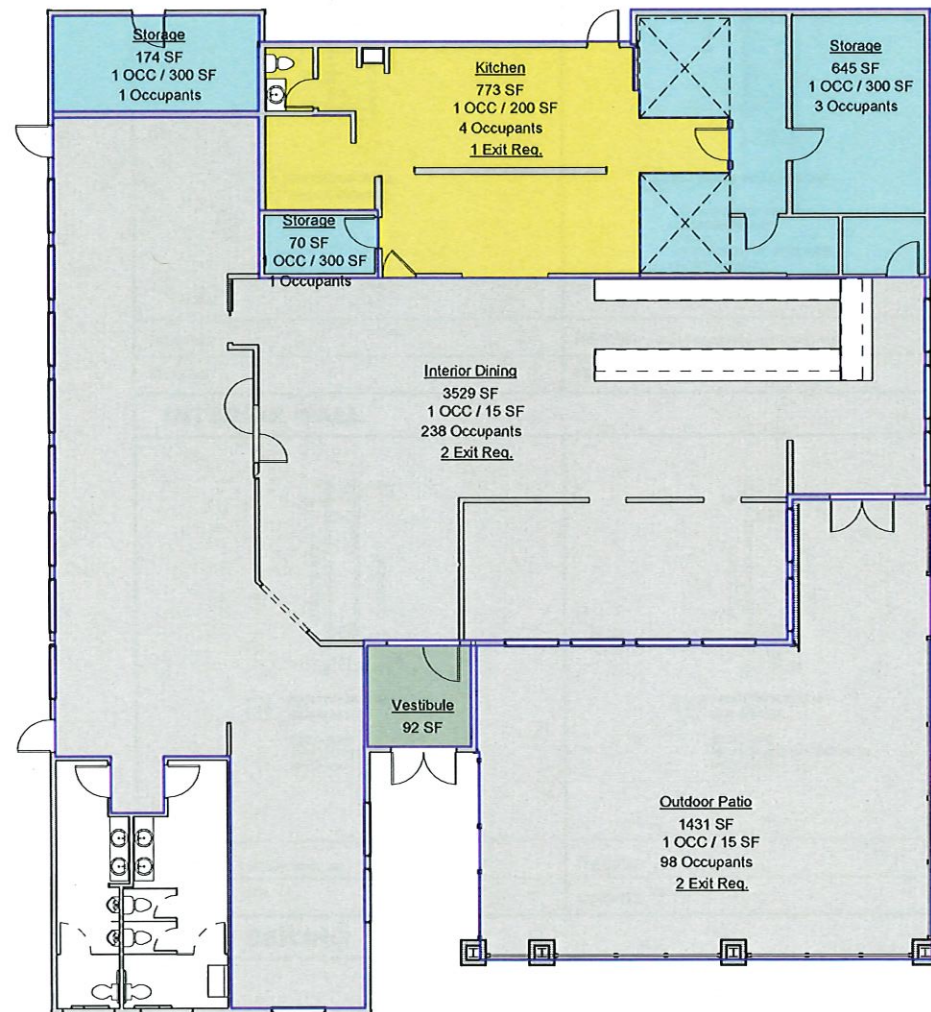
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Building Code
Review

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A0.1

OCCUPANCY LOADS



1 Occupancy Loads
Scale: 1/8" = 1'-0"

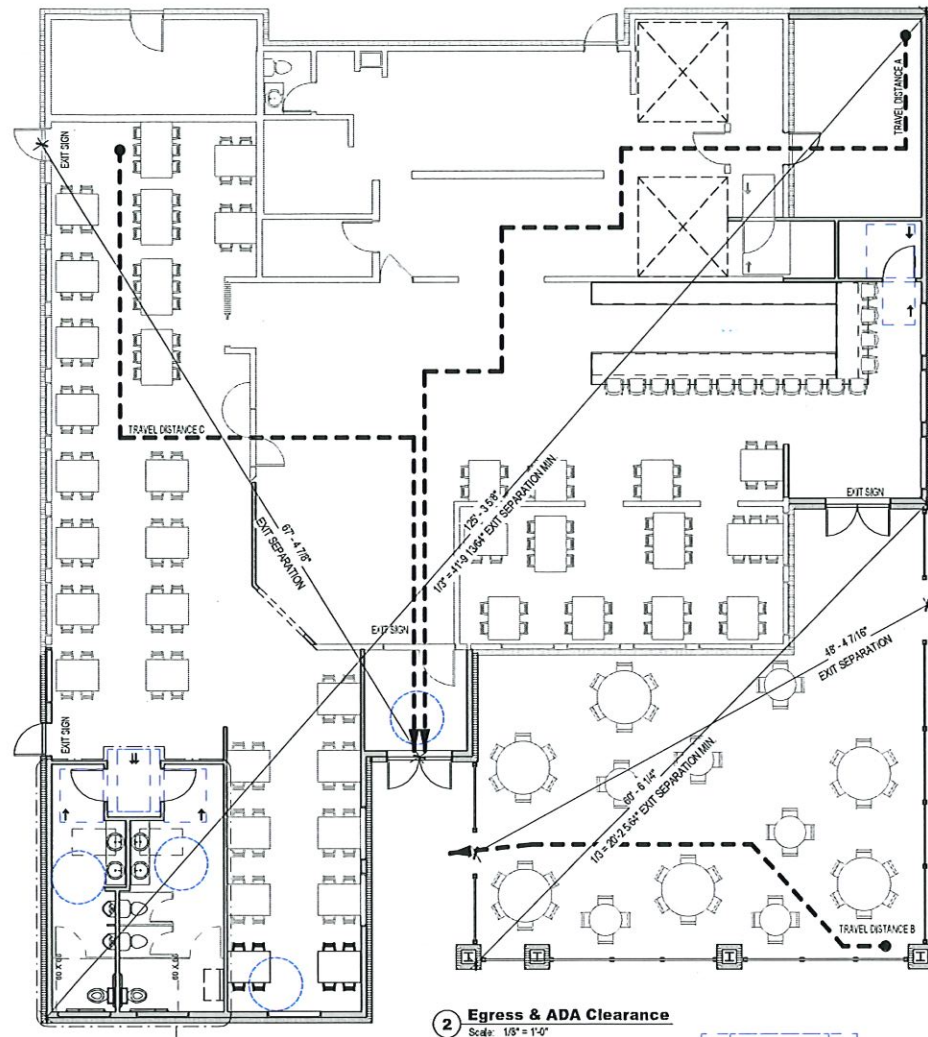
Area Schedule (Occupant Load) 2						
Name	IBC Occupancy Type	Function of Space	Area	Floor area per Occupant	Net or Gross	Number of Occupants (Calculated)
First Floor						
Interior Dining	A-2 (Assembly)	Assembly without fixed seats - Unconcentrated (tables and chairs)	3529 SF	15 SF	Net	238
Kitchen	A-2 (Assembly)	Kitchen, commercial	773 SF	200 SF	Gross	4
Outdoor Patio	A-2 (Assembly)	Assembly without fixed seats - Unconcentrated (tables and chairs)	1431 SF	15 SF	Net	98
Storage	A-2 (Assembly)	Accessory storage areas, mechanical equipment room	645 SF	300 SF	Gross	3
Storage	A-2 (Assembly)	Accessory storage areas, mechanical equipment room	70 SF	300 SF	Gross	1
Storage	A-2 (Assembly)	Accessory storage areas, mechanical equipment room	174 SF	300 SF	Gross	1
Vestibule	A-2 (Assembly)	Entrance	92 SF			
First Floor Total						341
Total						341

IBC - TABLE 403.1 BUILDING OCCUPANT LOAD - Males (M), Females (F)

MALE WATER CLOSET: 175	REQ. 3 PROVIDED: 3
MALE LAVATORIES: 1000	REQ. 1 PROVIDED: 2
FEMALE WATER CLOSET: 175	REQ. 3 PROVIDED: 3
FEMALE LAVATORIES: 1000	REQ. 1 PROVIDED: 2

DRINKING FOUNTAINS: NA / EXCEPTION FOR PROVIDED WATER AT TABLES
SERVICE SINK: 1 SINK

EGRESS PATHS / ADA CLEARANCES

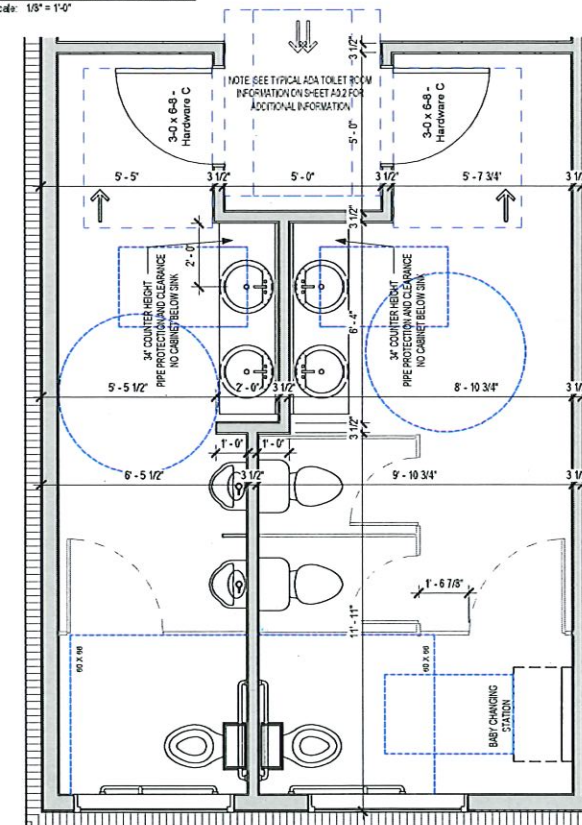


2 Egress & ADA Clearance
Scale: 1/8" = 1'-0"

TOTAL TRAVEL EGRESS DISTANCE		
Type	EXIT ROUTE	DISTANCE
01 Start	A	19'-7"
02 Middle	A	26'-9"
02 Middle	A	7'-3"
02 Middle	A	11'-2"
02 Middle	A	13'-9"
02 Middle	A	7'-3"
03 End	A	35'-7"
A 7		112'-3"
01 Start	B	4'-9"
02 Middle	B	12'-11"
02 Middle	B	29'-5"
03 End	B	7'-11"
B 4		46'-2"
01 Start	C	27'-9"
02 Middle	C	27'-7"
03 End	C	29'-4"
C 3		85'-11"

COMMON PATH OF EGRESS TRAVEL - MAX. DISTANCE = 75 FEET
EXIT ACCESS TRAVEL DISTANCE - MAX. DISTANCE = 200 FEET (SPRINKLED)

- EXIT SIGNS PER SECTION 1013
- PROVIDE PORTABLE TYPE 2A FIRE EXTINGUISHERS AS REQUIRED IN LIGHT & LOW HAZARD AREAS TO MEET NFPA 10 AND THE FOLLOWING CONDITIONS:
1. MAXIMUM FLOOR AREA PER EXTINGUISHER IS 1,000 SF
2. MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER IS 75 FEET
3. CABINET TO BE RECESSED / MAINTAIN 1 HOUR RATING PARTITION RATING / NOT TO PROJECT ABOVE TOP OF FROM THE FACE OF WALL
- PROVIDE MEANS OF EGRESS ILLUMINATION AT MEANS OF EGRESS LOCATIONS (CORRIDORS AND STAIRS) IN ACCORDANCE WITH SECTION 1008.2 AND 1008.3



3 BATHROOMS ENLARGED
Scale: 3/8" = 1'-0"



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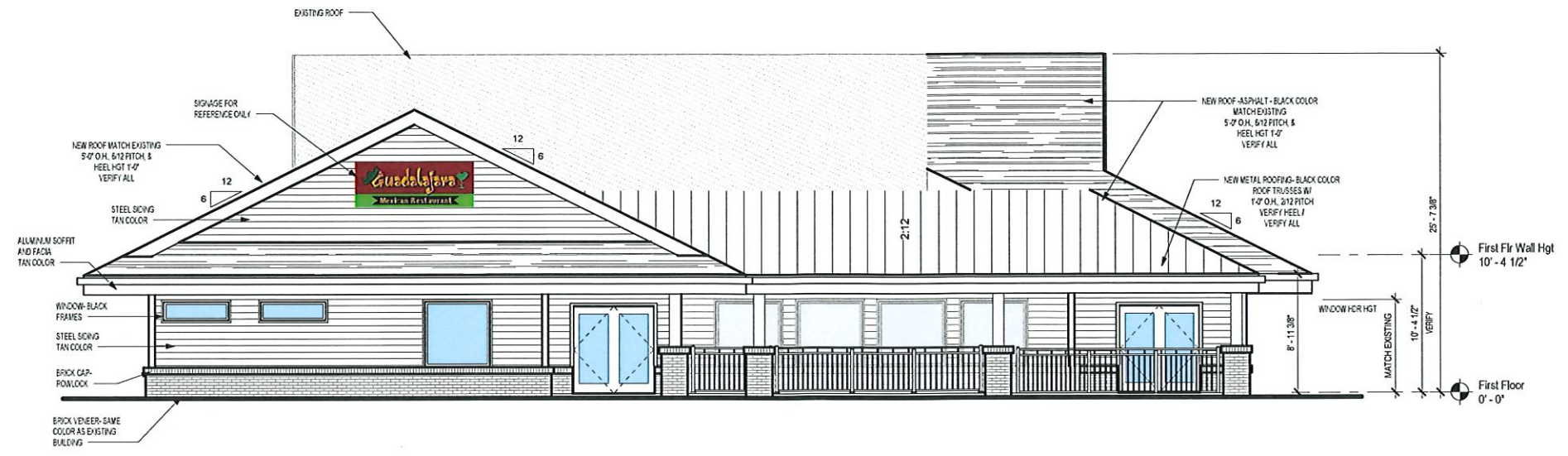
Code Review -
Occupancy / Egress

ADA
As indicated

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A0.3

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



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Ankeny, Iowa

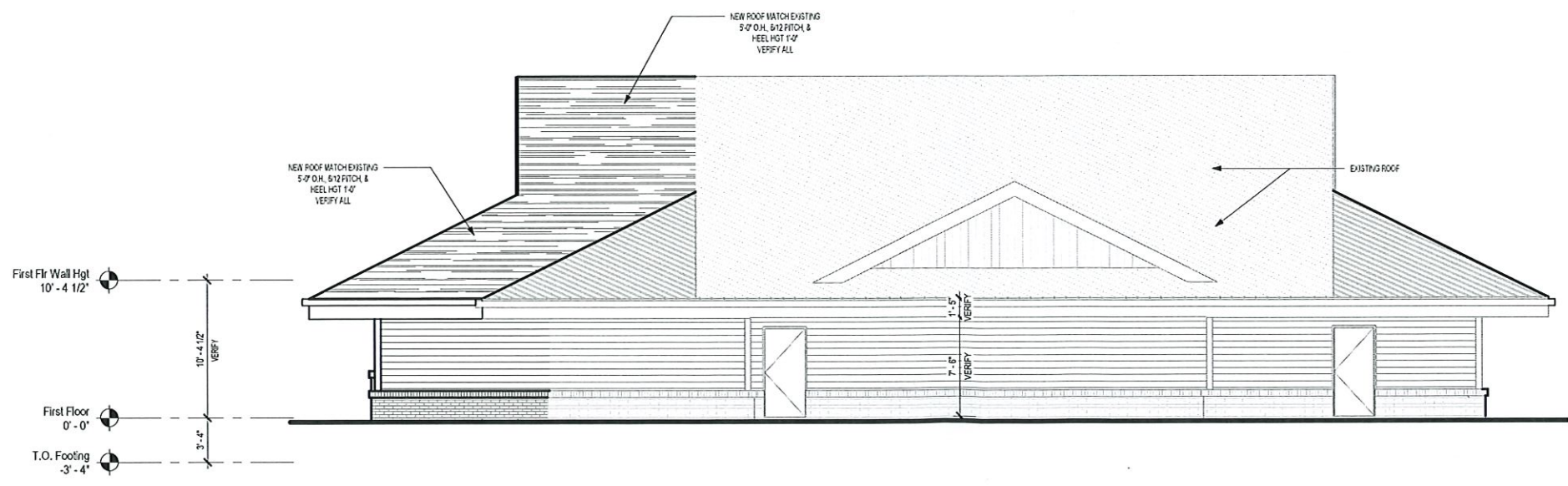
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Elevations

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

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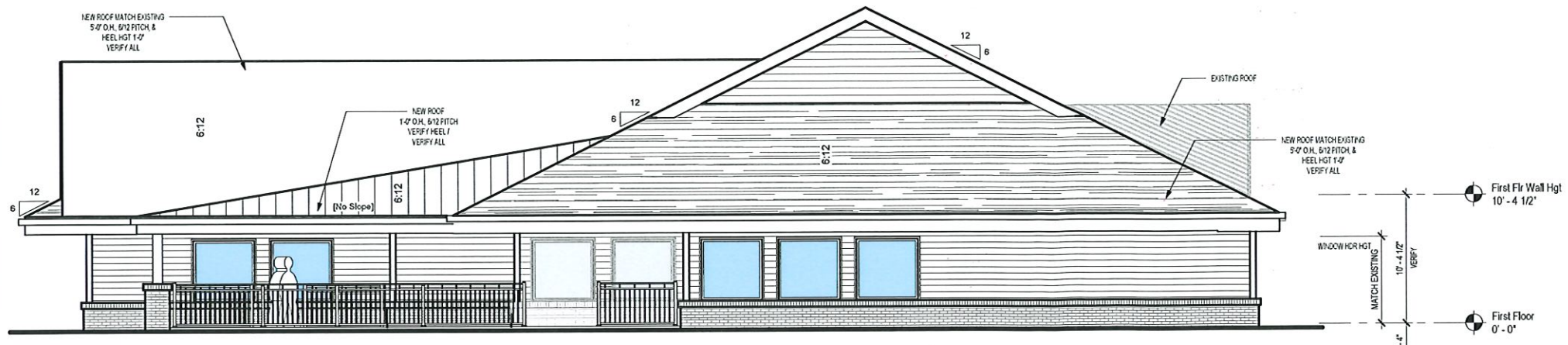
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Elevations

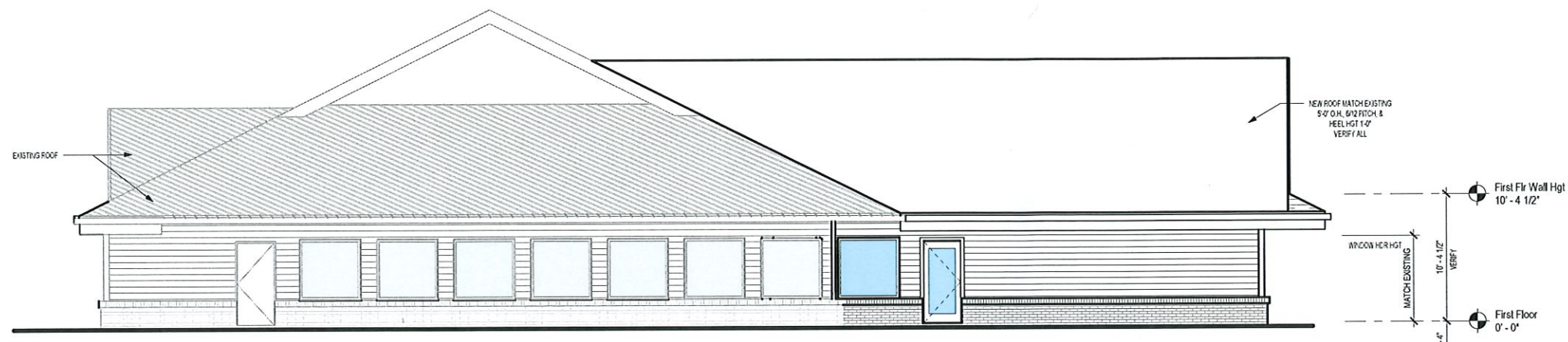
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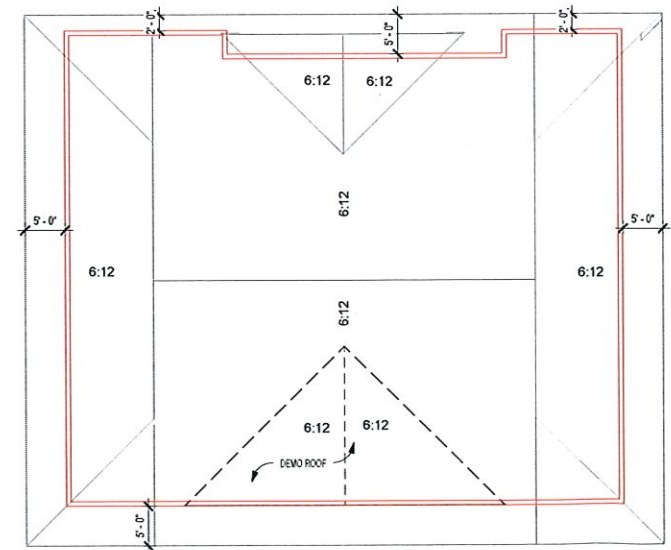
A2



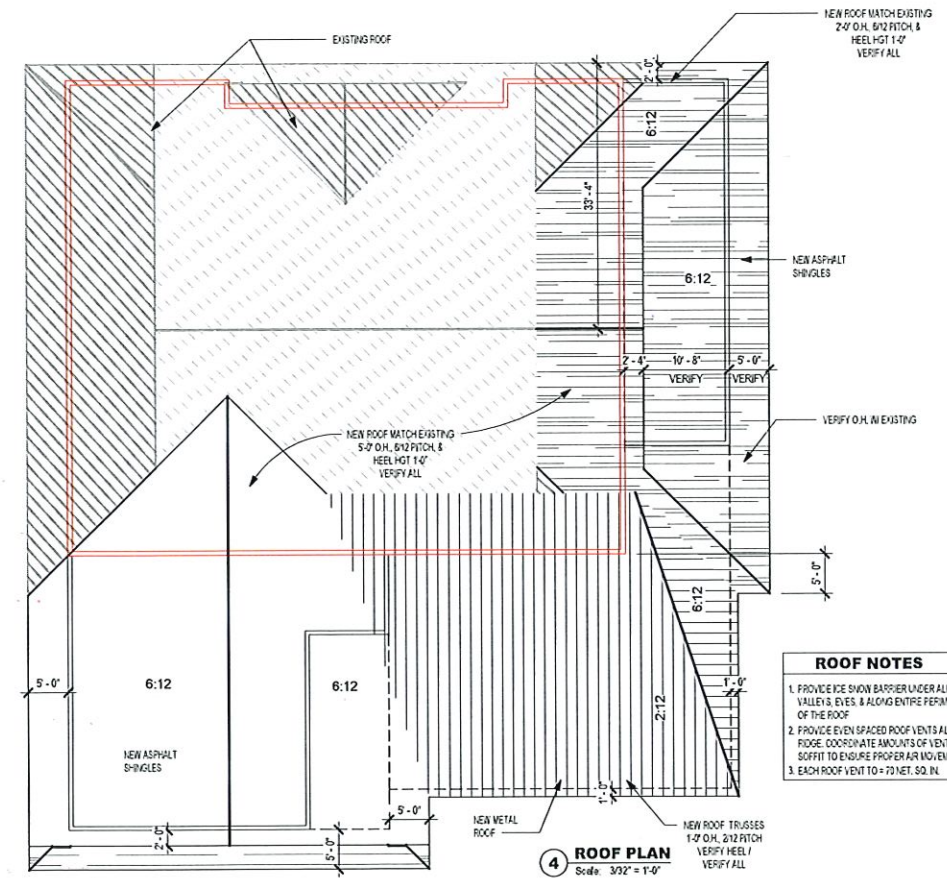
1 RIGHT ELEVATION
Scale: 3/16" = 1'-0"



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



3 ROOF PLAN - EXISTING
Scale: 3/32" = 1'-0"



4 ROOF PLAN
Scale: 3/32" = 1'-0"

- ROOF NOTES**
1. PROVIDE ICE SHOWN BARRIER UNDER ALL VALLEYS & EAVES & ALONG ENTIRE PERIMETER OF THE ROOF
 2. PROVIDE EVEN SPACED ROOF VENTS ALONG RIDGE. COORDINATE AMOUNTS OF EXISTED SOFFIT TO ENSURE PROPER AIR MOVEMENT
 3. EACH ROOF VENT TO = 70 NET. SQ. IN.

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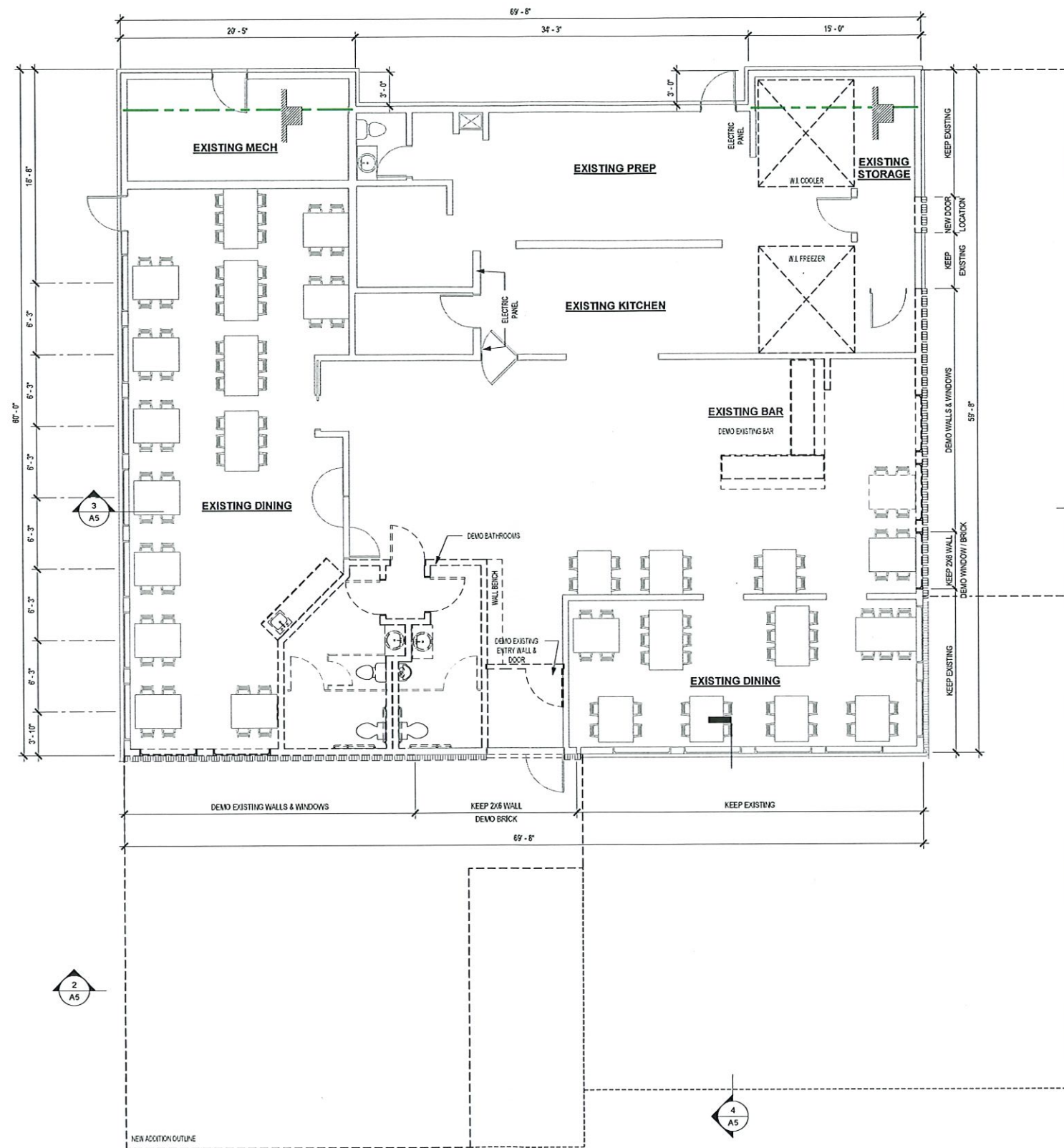
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First Floor - Existing

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A3



1 First Floor - Existing
Scale: 3/16" = 1'-0"

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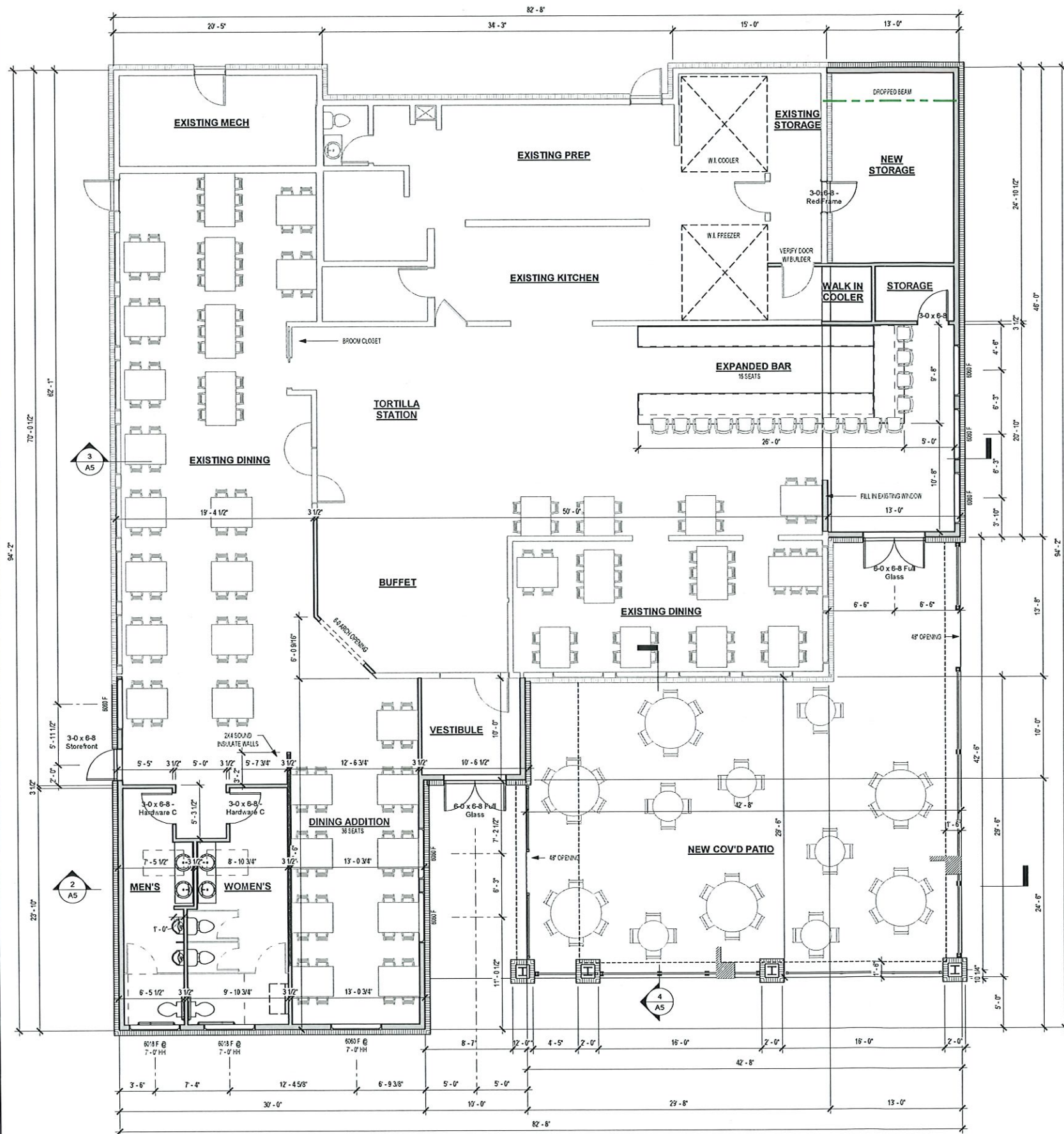
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First Floor - Addition

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A4



GENERAL CONSTRUCTION NOTES

- 2x6 WALLS ON MAIN FLOOR UNLESS OTHERWISE NOTED. VERIFY & MATCH EXISTING PLATE HEIGHT.
- 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.
- BLOCKING IN BATHROOMS FOR GRAB BARS REQUIRED IN ALL UNITS.

GROSS BUILDING AREA SCHEDULE

Level	NAME	SQ FT
First Floor	EXISTING FLOOR	4254 SF
First Floor	FRONT ADDITION	1135 SF
First Floor	PATIO	1436 SF
First Floor	SIDE ADDITION	563 SF
Grand Total		7223 SF

DOOR SCHEDULE

ID	QTY	NOMINAL SIZE	DOOR TYPE	ROUGH OPENINGS		FRAME			FIRE RATING	PANEL			HARDWARE GROUP	DESCRIPTION
				Width	Height	Aluminum Insulated Metal	Wood Rediframe	Threshold		Aluminum	Insul. Metal	Wood		
D101	2	6-0 x 6-8	Storefront - Double	6'-0 13/16"	6'-8 3/4"						0'-13/4"			
D102	1	3-0 x 6-8	Storefront - Single	0'-0"	0'-0"	*			Low ADA Compliant		0'-13/4"	2	Fid	A
D103	1	3-0 x 6-8	Rediframe	3'-1 1/4"	6'-9 1/4"				Low ADA Compliant		0'-13/4"	3		B
D104	1	3-0 x 6-8	Interior Standard	3'-2"	6'-10 1/2"		*				0'-13/4"	4		B
D105	2	3-0 x 6-8	Interior Standard	3'-2"	6'-10 1/2"		*				0'-13/4"	4		C

NOTE: EXTERIOR DOORS ON MAIN LEVEL TO HAVE MAX 1/2" THRESHOLD ON EXTERIOR BUILDING DOORS.
NOTE: ROUGH OPENING HEIGHT IS TAKEN FROM TOP OF SLAB.

1 First Floor - Remodel
Scale: 3/16" = 1'-0"

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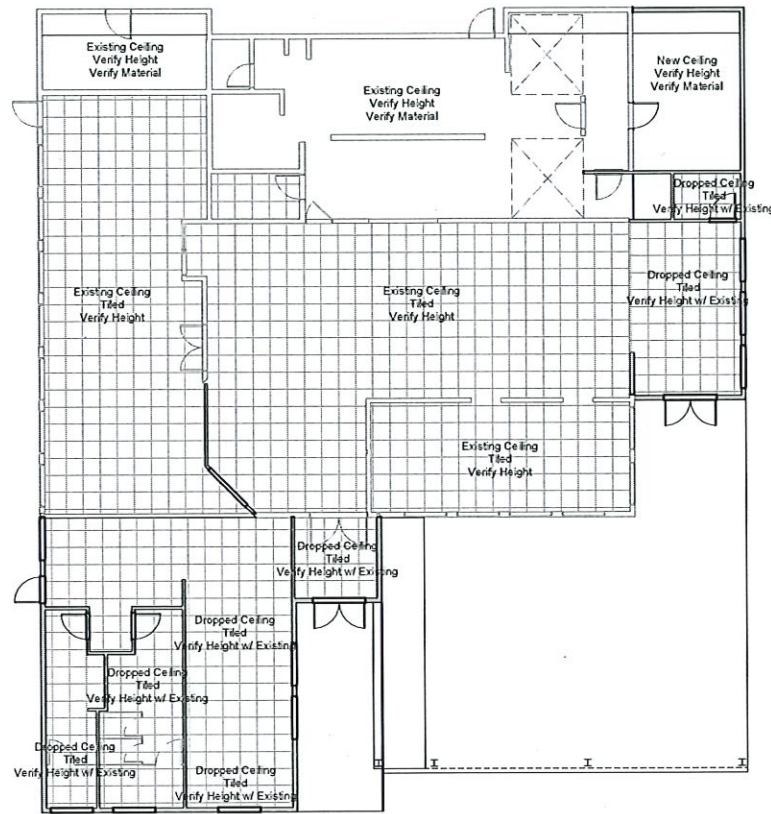
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Reflected Ceiling /
Sections

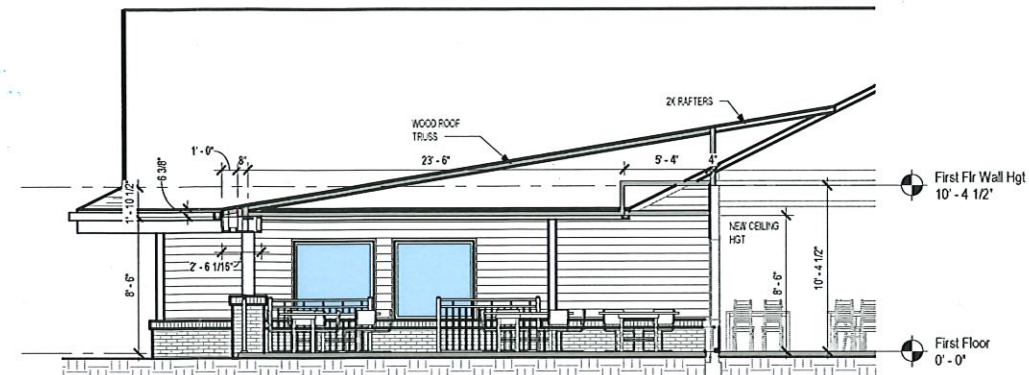
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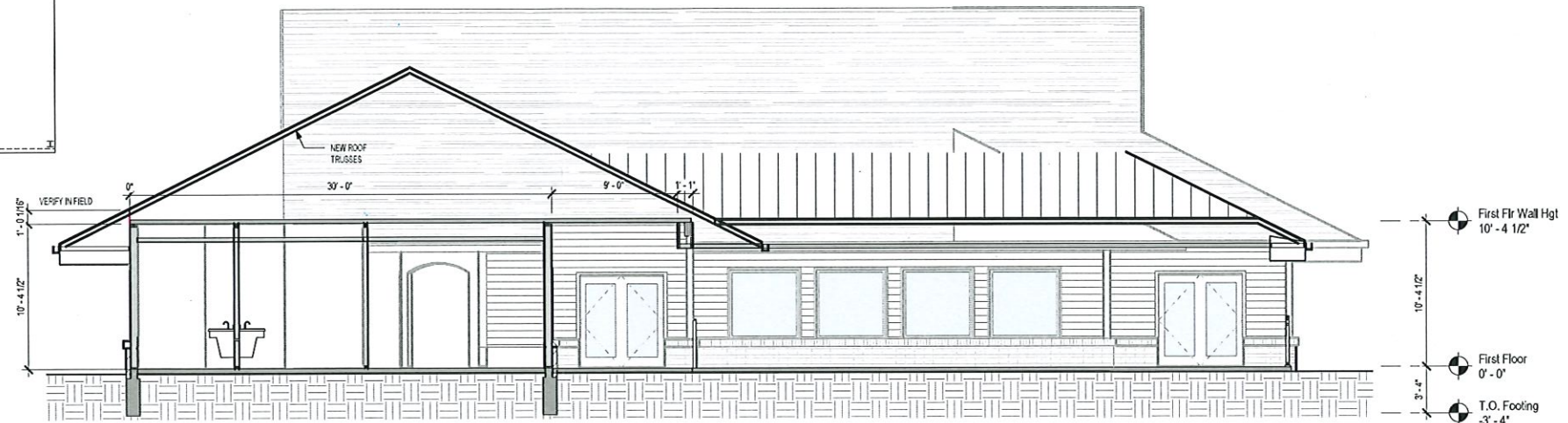
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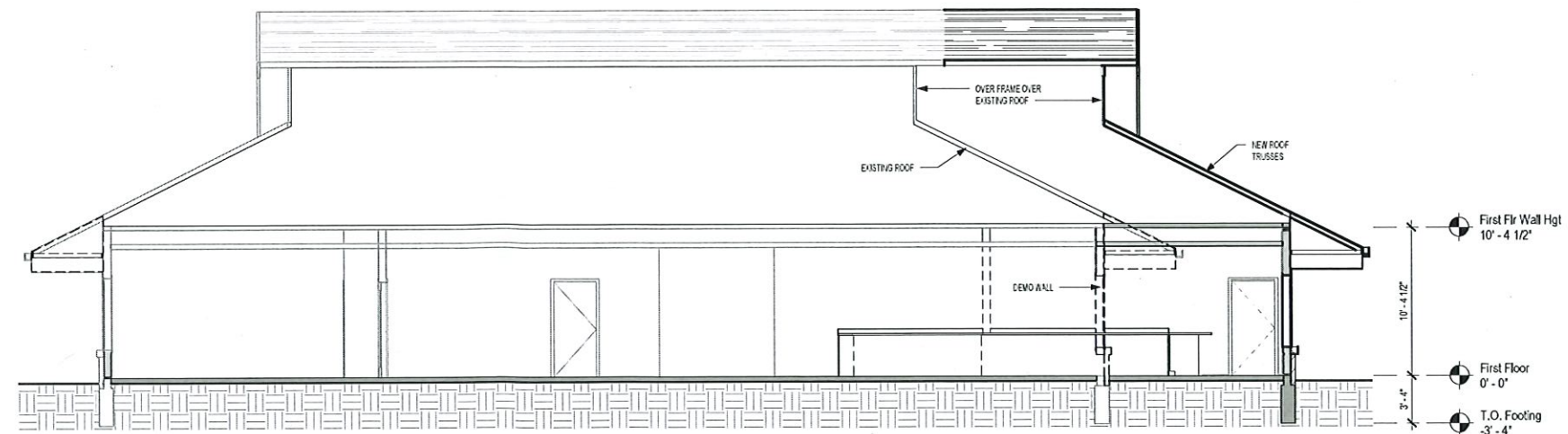
1 Reflected Ceiling Plan
Scale: 1" = 10'-0"



4 BUILDING SECTION 3
Scale: 3/16" = 1'-0"



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



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